

## Initial Sustainability Appraisal Report April 2016

1 Consultation questions	5
2 Introduction	7
3 Appraisal methodology	12
4 SA Scoping stage	33
4.1 Sustainability Appraisal Framework	48
5 Summary of findings	57
5.1 Appraisal of housing target options	57
5.2 Appraisal of site options	67
5.3 Appraisal of alternative development approaches for Cheadle	119
6 Next steps	129
7 Appraisal of site options	131
7.1 Leek	142
7.1.1 Other uses	211
7.1.2 Sites outside current development boundary	252
7.2 Biddulph	316
7.2.1 Urban extension	348
7.2.2 Other uses	353
7.2.3 Sites within Green Belt	367
7.3 Cheadle	456
7.3.1 Urban extension	502
7.3.2 Other uses	507
7.3.3 Sites outside the development boundary	521
7.4 Larger villages	675
7.4.1 Larger Villages: Brown Edge to Cheddleton	801
7.4.2 Larger villages: Endon to Kingsley	899
7.4.3 Larger villages: Upper Tean to Werrington & Cellarhead	1017
7.5 Smaller villages: Bagnall to Checkley	1158
7.5.1 Smaller villages: Dilhorne to Foxt	1213
7.5.2 Smaller villages: Hollington to Longsdon	1241
7.5.3 Smaller villages: Lower Tean to Rushton Spencer	1296
7.5.4 Smaller villages: Stockton Brook to Whiston and other areas	1350
8 Appraisal of alternative housing target options	1397

9 Appraisal of alternative development approaches for Cheadle	1467
10 Site Appraisals - Constraints maps	1518

## Consultation questions



## 1 Consultation questions

**1.1** The purpose of this consultation is to seek your views on this Initial SA Report. We would particularly welcome your comments on the following:

### Question 1

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

### Question 2

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

### Question 3

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

### Question 4

Do you wish to make a comment on the appraisal of one or more specific site allocation(s)?

### Question 5

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

### Question 6

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

**1.2** Details of how to respond are provided from paragraph 2.23 - 2.26 of this report.

## Introduction

## 2 Introduction

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

**2.2** This Initial Sustainability Appraisal Report has been published to accompany the Preferred Options draft of the Staffordshire Moorlands Local Plan. Sustainability Appraisal is a process that is carried out as an integral part of developing the Local Plan, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a mandatory requirement and is subject to the same level of public consultation and scrutiny as the plan itself.

**2.3** Sustainability Appraisal (SA) is an ongoing process and this Initial Report follows on from the Sustainability Appraisal Scoping Report, consulted on between 13<sup>th</sup> August 2014 and 26<sup>th</sup> September 2014.

**2.4** The purpose of sustainability appraisal is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of development plans.

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

- The Planning and Compulsory Purchase Act 2004 which requires sustainability appraisal of emerging Development Plan Documents and Supplementary Planning Documents.
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations).

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

### Staffordshire Moorlands Local Plan

**2.7** The Staffordshire Moorlands Core Strategy was adopted in March 2014. The plan identified a housing requirement of 300 homes per year and an employment land requirement of at least 24ha over the period 2011 to 2026. The Core Strategy also established the appropriate distribution of development across the District with the emphasis being on development in the market towns of Leek, Biddulph and Cheadle with a more modest scale of development in the villages that lie within the Rural Area. However, the Inspector determined that an early and comprehensive review of the Core Strategy for the period 2016 to 2031 would be required to take account of longer term development requirements. The review of the Core Strategy has been rolled forward into a single Local Plan combined with site allocations.

**2.8** Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The Staffordshire Moorlands Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework<sup>(1)</sup>.

**2.9** To meet these objectives, the Staffordshire Moorlands Local Plan - Preferred Options document covers a range of issues, including:

- Housing - identifying sufficient land to meet requirements.
- Employment - supporting the economy by identifying sites for existing and new businesses, and supporting the sustainability of town centres.
- Settlement and infill boundaries to inform the location of future windfall sites.
- Modest Green Belt release to assist in meeting development requirements.
- Other elements including broad locations for school improvements; mixed-use use designations and a site to meet travellers' accommodation needs.

**2.10** A separate public consultation regarding preferred options policies is proposed to commence in the Summer. This will allow the Council to take account of forthcoming changes to the National Planning Policy Framework and the outcome of further evidence base studies.

## **Habitats Regulations Assessment**

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

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

**2.13** Staffordshire Moorlands District Council has appointed consultants Clearlead to undertake the HRA requirements for the Local Plan. It is important that the sustainability appraisal takes account of HRA findings in order that consideration can be given to mitigating any adverse effects; and this will be reflected in the next version of the SA Report.

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

[www.staffsmoorlands.gov.uk/sm/council-services/core-strategy/sustainability-appraisal-and-appropriate-assessment](http://www.staffsmoorlands.gov.uk/sm/council-services/core-strategy/sustainability-appraisal-and-appropriate-assessment)

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

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1 [www.communities.gov.uk/publications/planningandbuilding/nppf](http://www.communities.gov.uk/publications/planningandbuilding/nppf)

## Equalities Impact Assessment

**2.16** In order to comply with the Public Sector Equality Duty (set out in the Equality Act 2010)<sup>(2)</sup> the Council is carrying out an equalities impact assessment of Staffordshire Moorlands emerging Local Plan. The broad purpose of the Equalities Duty is to integrate consideration of equality and good relations into the day-to-day business of public authorities.

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

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

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

## Structure of this report

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

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

- Section 3 – the methodology of how this appraisal was carried out, limitations and definitions of significance.
- Section 4 – an overview of the scoping stage, consultation responses received and the sustainability appraisal framework.
- Section 5 – a summary of findings with an overview of significant effects.
- Section 6 – Next steps in the sustainability appraisal process.
- Appendices - Providing full detail of the assessments undertaken:
- Section 7 - Appraisal of site options.
- Section 8 - Appraisal of alternative alternative housing target options.
- Section 9 - Appraisal of alternative development approaches for Cheadle.
- Section 10 - Constraints maps for site appraisals

2 <http://www.legislation.gov.uk/ukpga/2010/15/contents>

**2.22** This Initial Sustainability Appraisal Report includes the required elements of an environmental report as required by the SEA Regulations.

## How to respond

**2.23** Please let us have your comments by **13<sup>th</sup> June 2016**.

**2.24** If you would like to send us your views on this Initial SA Report, you can do so using one of the following methods:

- Online on the Local Plan consultation website
  - <http://staffsmoorlands-consult.objective.co.uk/portal>
- Email to [forward.plans@staffsmoorlands.gov.uk](mailto:forward.plans@staffsmoorlands.gov.uk)
- Post to the address given below

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

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

**2.26** Consultation responses to be returned by post should be sent to:

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

Tel: (01538) 395570

## Appraisal methodology

### 3 Appraisal methodology

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

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005).
- A Practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM, 2005).
- Planning Advisory Service (PAS) Sustainability Appraisal guidance contained in the Communities and Local Government (CLG) Plan Making Manual.<sup>(3)</sup>
- National Planning Practice Guidance<sup>(4)</sup>

**3.2** The guidance issued by PAS is the latest official guidance for sustainability appraisal and replaces the section relating to Development Plan Documents in the 2005 ODPM guidance. The latest guidance on SEA remains that issued by ODPM in 2005.

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

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

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

3 <http://www.pas.gov.uk/pas/core/page.do?pagelId=152450>

4 <http://planningguidance.communities.gov.uk/>



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

**Table 3.1 Stages of sustainability appraisal methodology**

**3.5** A Scoping Report, meeting the requirements of Stage A, was published for consultation between 13<sup>th</sup> August 2014 and 26<sup>th</sup> September 2014. The report culminated in the production and updating of a sustainability appraisal framework or set of sustainability objectives. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of Local Plan effects.

**3.6** More detail is provided on this scoping stage in Section 4 of this report where the framework of sustainability objectives is presented.

### Developing and refining ‘reasonable alternatives’

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

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

**3.9** To inform the emerging Local Plan, the Council consulted on Site Options between July and September 2015. Over 5,500 responses were received regarding site and boundary options for housing, employment, mixed-use, open space, town centres, retail frontages, settlement boundaries and infill. The appraisal of all site options is documented in section 7 of this report and the findings have been used to help determine the preferred sites taken forward into the draft plan.

**3.10** Based on past trends and the housing, economic and demographic context of Staffordshire Moorlands, the Staffordshire Moorlands Strategic Housing Market Assessment<sup>(5)</sup> has identified a number of scenarios chosen to reflect the alternatives for future growth within the District. The scenarios demonstrate the extent to which the population of the District is likely to change over the plan period, and how this growth would be translated into households, dwellings, numbers of economically active residents and the number of jobs that might be supported.

**3.11** Consideration of the scenarios led to the Council considering four potential housing requirement options:

- Option 1: 250 new homes each year (2016 - 2031)

<sup>5</sup> Staffordshire Moorlands 2012-based SNHP Update - Implications of the 2012-based SNHP - January 2016 Revision; January 2016; Nathaniel Lichfield & Partners

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

**3.12** The appraisal of these alternatives is set out in detail in section 8 of this report.

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

**3.14** In identifying sites for inclusion in the preferred options Local Plan, a number of reasonable alternative development approaches have been considered for Cheadle, in line with the strategy set out above. These are:

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

**3.15** The appraisal of these alternatives is set out in detail in section 9 of this report.

## Assessing the significance of effects

### The SEA Directive requires

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

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

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

**3.18** Assessment matrices (contained in Sections 7 - 9) present the detailed findings. Each matrix is relatively simple and allows for a discussion of potential effects, evidence and possible mitigation measures. The simplicity of the matrix is designed to reflect the fact that strategic options should (and in many cases can only be) assessed in broad terms where there is a lack of spatial expression. A combination of expert judgement and analysis of baseline data has been used to judge the effects.

**3.19** Within each matrix, a significance "score", ranging from: ++ (very positive impact) to: -- (very negative impact) is given against each objective. Ultimately, the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more

than a clear and reasonable justification. Definition of significance is considered further at paragraph 3.27. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made, this has been noted.

### Assessing cumulative effects

**3.20** The assessment of effects of Local Plan policies includes potential secondary, cumulative and synergistic effects, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such effects will be included in further discussion of significant effects in this report.

### Consideration of potential mitigation measures

#### The SEA Directive requires

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

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

**3.22** In the assessment matrices, potential mitigation measures are considered for likely adverse and positive effects. For any effects judged likely to be significant, these are discussed further in this report. Mitigation measures are set out at paragraph 5.359 of this report.

### Appraisal limitations, difficulties encountered and assumptions made

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

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

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

**3.26** Some gaps in the baseline data regarding detailed trends across the plan area have been identified. Although every effort has been made to present an accurate baseline situation in the scoping report, there have been inevitable data constraints and the scoping

report is subject to regular review. Information contained within the scoping report is always likely to become outdated quickly and there are time and resource issues regarding how often this data can be updated.

### Definitions of significance

**3.27** In order to support the appraisals, definitions of significance were used to ensure assessments were consistent and transparent. These definitions are set out in Table 3.4 below, and show the rationale under-pinning judgements made on significance of identified effects. The key to the symbols depicting the description of significance used in Table 3.4 is given in Table 3.3 below.

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

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

**Table 3.2 Suggested acceptable walking distances**

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

### Key to description of the nature of effects

Effect	
++	The policy / proposal will have a very positive impact on the sustainability objective. See definition of significance in Table 3.4.
+	The policy / proposal will have a slightly positive impact on the sustainability objective. See definition of significance in Table 3.4.
0	The policy / proposal will have a negligible or neutral impact on the 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 policy / proposal will have a slightly negative impact on the sustainability objective. See definition of significance in Table 3.4.
--	The policy / proposal will have a very negative impact on the sustainability objective. See definition of significance in Table 3.4.
i	The outcome could be dependent on implementation, or more detail is required to make an assessment.

Effect	
?	The impact of an issue cannot be predicted at this stage.

**Table 3.3 Description of the nature of effects**

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
1. To improve community cohesion and the quality of the quality of where people work and live.	<ul style="list-style-type: none"> <li>Will it make a positive contribution towards community cohesion?</li> <li>Will it improve neighbourhood quality?</li> <li>Will it ensure that there is adequate open space and support Green Infrastructure (GI)?</li> <li>Will it minimise light and noise pollution?</li> <li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<p>++</p> <p>+</p> <p>-</p> <p>--</p>	<p>The proposal could enable the delivery of new, or the significant enhancement of existing, community facilities and services.</p> <p>The proposal could enable significant improvements to the social and environmental quality of the neighbourhood.</p> <p>The proposal could enable significant enhancement of the District's GI network. The proposal is within the existing settlement boundary.</p> <p>The proposal could enable the enhancement of existing, community facilities and services.</p> <p>The proposal could enable improvement of the social and environmental quality of the neighbourhood.</p> <p>The proposal could enable enhancement of the District's GI network. The proposal is within or adjoins the existing settlement boundary.</p> <p>The proposal could reduce the availability and quality of existing community facilities and services.</p> <p>The proposal could have an adverse effect on the social and environmental quality of the neighbourhood.</p> <p>The proposal could have an adverse effect on the District's GI network. The proposal is separate from an existing settlement.</p> <p>The proposal could result in the loss of existing community facilities and services without suitable replacement</p> <p>The proposal could have a significantly adverse effect on the social and environmental quality of the neighbourhood.</p> <p>The proposal could have a significantly adverse effect on the District's GI network.</p> <p>The proposal is remote from an existing settlement.</p>
2. To advance equality of opportunity	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy /</li> </ul>	++	<p>The proposal could ensure that new development is located in close proximity to a wide range of services and facilities (e.g. within 800m of a wide range of services and/or 400m of a settlement centre.) The needs of all members of the community can be addressed.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>maternity, race, religion / belief, sex and sexual orientation?</li> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	<p>+</p> <p>-</p> <p>--</p>	<p>The proposal could ensure that new development is located in proximity to some services and facilities (e.g. within 800m of a key service.)</p> <p>The proposal could result in new development being located away from existing services and facilities (e.g. in excess of 2,000m from a wide range of services.)</p> <p>The proposal could result in new development being inaccessible to existing services and facilities. The needs of some members of the community could not be addressed.</p>
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<p>++</p> <p>+</p> <p>-</p>	<p>The proposal could ensure that new development is located in close proximity to a range of healthcare facilities (e.g. within 800m of a GP surgery and open space).</p> <p>The proposal could have strong and sustained impacts on healthy lifestyles and improve well-being through physical or recreational activity.</p> <p>The proposal could deliver new healthcare or physical recreation facilities; open space or enable improved recreational access to the countryside and address the needs of those areas which experience economic and/or social deprivation.</p> <p>The proposal could ensure that new development is located in proximity to a healthcare facility (e.g. within 1,200m of a GP surgery and open space).</p> <p>The proposal could support healthy lifestyles and well-being through physical or recreational activity and enable improved recreational access to the countryside.</p> <p>The proposal could deliver development in excess of 1,200m from a GP surgery or open space.</p> <p>The proposal could reduce access to healthcare facilities and open space.</p> <p>The proposal could have effects which could result in a deterioration of health e.g. through reducing opportunity for physical or recreational activity, including reducing opportunities for supporting recreational access to the countryside.</p>



Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	<p>The proposal could result in loss of healthcare facilities and open space without suitable replacement.</p> <p>The proposal could have significant effects which could result in a deterioration of health within the community e.g. through loss of leisure and physical recreational facilities.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	++	The proposal could significantly reduce the level of crime and fear of crime through design and/or other safety measures.
		+	The proposal could reduce the level of crime and fear of crime through design and/or other safety measures.
		-	The proposal risks leading to an increase in reported crime and the fear of crime in the District.
		--	The proposal risks leading to a significant increase in reported crime and the fear of crime in the District.
		++	<p>The proposal could provide a significant contribution to help boost the supply of housing in the District (for sites: over 20 dwellings in towns and over 10 dwellings elsewhere).</p> <p>The proposal could enable the delivery of a range of types and tenures making a significant contribution to meeting the needs of the whole community.</p> <p>The proposal could make a significant contribution to the delivery of affordable homes.</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>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	<p>The proposal could provide a contribution to help boost the supply of housing in the District (for sites: between 15 - 19 dwellings in towns and between 5 - 9 elsewhere).</p> <p>The proposal could enable the delivery of a range of types and tenures making a contribution to meeting community needs</p> <p>The proposal could make a contribution to the delivery of affordable homes.</p>



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

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		+	<p>The proposal could have a positive effect on minimising the impact of new development on existing traffic congestion e.g. a site in an area without high levels of existing traffic congestion.</p> <p>The proposal could offer support for the use of public transport e.g. a site that could deliver development within 1,000m of a bus stop or 2,000m of a train station.</p> <p>The proposal could provide support for safe walking and cycling e.g. development that could deliver a new, or improvement to an existing, greenway and /or deliver development within 800m of a settlement centre or 1,200m of a range of services and facilities.</p>
		-	<p>The proposal could increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion eg a site remote from a settlement centre (eg in excess of 2,000m from a wide range of services) and/or in an area of existing traffic congestion.</p> <p>The proposal could not offer support for the use of public transport eg a site that could deliver development in excess of 2,000m from public transport services.</p>
		--	<p>The proposal could significantly increase the need to travel by less sustainable forms of transport, increasing road traffic and congestion.</p>
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	++	<p>The proposal could significantly reduce greenhouse gas emissions from the District.</p> <p>The proposal could significantly reduce energy consumption or increase the amount of renewable energy used / generated.</p> <p>The proposal could deliver development within 400m of a settlement centre or 800m of a range of services and facilities.</p>
		+	<p>The proposal could reduce greenhouse gas emissions from the District.</p> <p>The proposal could reduce energy consumption or increase the amount of renewable energy used / generated.</p> <p>The proposal could deliver development within 800m of a settlement centre or 1,200m of a range of services and facilities.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		-	<p>The proposal could lead to an increase in greenhouse gas emissions from the District</p> <p>The proposal could lead to an increase in energy consumption.</p> <p>The proposal could fail to support increase in the use of renewable energy.</p> <p>The proposal could deliver development in excess of 1,200m from a wide range of services and facilities.</p>
		--	<p>The proposal could lead to a significant increase in greenhouse gas emissions from the District.</p> <p>The proposal could lead to a significant increase in energy consumption.</p> <p>The proposal could lead to a decline in the contribution made by renewable forms of energy.</p> <p>The proposal could deliver development in excess of 2,000m from public transport and other services and facilities.</p>
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	++	The proposal could significantly improve air quality; result in air quality targets being met and/or the number of identified areas of poor air quality being reduced.
		+	<p>The proposal could improve air quality.</p> <p>The proposal could contribute to improvements in air quality e.g. through delivery of significant soft landscape features.</p>
		-	<p>The proposal could lead to a decrease in air quality.</p> <p>The proposal could result in new development being located within 500m of an identified area of poor air quality.</p>
		--	<p>The proposal could lead to a decrease in air quality and could result in the extension to an identified area of poor air quality.</p> <p>The proposal could result in new development being located within an identified area of poor air quality.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDs into new development?</li> <li>Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Will it encourage water efficiency and demand management?</li> </ul>	++	<p>The proposal could significantly reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 100 year floodplain (flood zone 3). The proposal could lead to a significant reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be significantly improved and all water targets could be met.</p> <p>The proposal could lead to a significant reduction in the demand for water from the District.</p>
		+	<p>The proposal could reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 1,000 year floodplain (flood zone 2). The proposal could lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be improved so that some water targets could be met.</p> <p>The proposal could lead to a reduction in the demand for water from the District.</p>
		-	<p>The proposal could result in an increased flood risk within the 1 in 1,000 year floodplain (flood zone 2).</p> <p>The proposal could result in development being located in flood zone 2.</p> <p>The proposal could reduce flood risk to new or existing infrastructure or communities currently located in the 1 in 1,000 year floodplain (flood zone 2). The proposal could lead to an increase in the amount of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be reduced.</p> <p>The proposal could lead to an increase in the demand for water from the District.</p>
		--	<p>The proposal could result in an increased flood risk within the 1 in 100 year floodplain (flood zone 3).</p> <p>The proposal could result in development being located in flood zone 3.</p> <p>The proposal could lead to a significant increase in the amount of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater and/or surface water could be decreased and water targets could not be met.</p> <p>The proposal could lead to a significant increase in the demand for water from the District.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
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>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>	<p>++</p> <p>+</p> <p>-</p> <p>--</p>	<p>The proposal could have a positive effect on European or national designated sites, habitats or species e.g. enhancing habitats, creating additional habitat or increasing protected species population.</p> <p>The proposal could create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.</p> <p>The proposal could have a positive effect on regional or locally designated sites, habitats or species.</p> <p>The proposal could improve existing habitats to support local biodiversity.</p> <p>The policy could enhance the District's ecological and GI networks.</p> <p>The proposal could have negative effects on regional or locally designated sites, habitats or species e.g. short term loss of habitats, temporary loss of species.</p> <p>The proposal could lead to short-term disturbance of existing habitat but could not have long-term effects on local biodiversity.</p> <p>The proposal could adversely affect the District's ecological and GI networks.</p> <p>The proposal could have a negative effect on European or national designated sites, habitats and/or protected species and these effects could not be reasonably mitigated.</p> <p>The proposal could have a significantly adverse effect on the District's ecological and GI networks.</p>
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance	<ul style="list-style-type: none"> <li>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>	<p>++</p> <p>+</p>	<p>The proposal could avoid the loss of agricultural land including the best and most versatile land.</p> <p>The proposal could result in significant development on brownfield land.</p> <p>The proposal could result in soil contamination being removed.</p> <p>The proposal could have major positive effects on protected geologically important sites.</p> <p>The proposal could result in development on brownfield land.</p> <p>The proposal could have positive effects on protected geologically important sites.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
geological resources.		-	The proposal could result in development on greenfield land. The proposal could have minor negative effects on protected geologically important sites.
		--	The proposal could result in the loss of the best and most versatile agricultural land. The proposal could result in land contamination. The proposal could have major negative effects on protected geologically important sites.
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	++	The proposal could reduce the amount of waste generated through prevention, minimisation and re-use. The proposal could enable the significant re-use of existing buildings. The proposal could enable the significant use of sustainable materials.
		+	The proposal could enable some re-use of existing buildings. The proposal could enable some use of sustainable materials.
		-	The proposal could involve the loss of existing buildings. The proposal could increase the demand for local resources.
		--	The proposal could result in a significantly increased amount of waste going to landfill. The proposal could involve the significant loss of existing buildings. The proposal could significantly increase the demand for local resources. The proposal could result in inappropriate development within a Minerals Safeguarding Area.

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
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>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<p>++</p> <p>+</p> <p>-</p> <p>--</p>	<p>The proposal could provide opportunities to enhance cultural and historic heritage assets (designated and undesignated assets) along with their settings. The proposal could offer potential to significantly enhance townscape character.</p> <p>The proposal could protect cultural and historic heritage assets (designated and undesignated assets) along with their settings. The proposal could offer potential to enhance townscape character.</p> <p>The proposal could lead to deterioration of cultural and historic heritage assets (designated and undesignated assets) or their settings.</p> <p>The proposal could lead to significant deterioration of cultural and historic heritage assets (designated and undesignated assets) or their settings that could not be reasonably mitigated. The proposal could lead to new development that risked making a negative contribution to local character and distinctiveness.</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>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<p>++</p> <p>+</p> <p>-</p>	<p>The proposal could offer potential to significantly protect and enhance landscape character in accordance with NCA profiles. The proposal could avoid development within 1,000m of protected sites (e.g. Natura sites and SSSIs) and thus recreational and urbanisation pressures on such sites.</p> <p>The proposal could offer potential to protect and enhance landscape character in accordance with NCA profiles. The proposal could avoid development within 400m of protected sites (e.g. Natura sites and SSSIs).</p> <p>The proposal could have an adverse effect on landscape character or an area of historic landscape value that could not be reasonably mitigated. The proposal has potential for an adverse effect on a site of local importance such as ancient woodland that could not be reasonably mitigated.</p>



Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	<p>The proposal could have a significant adverse effect on landscape character or area of historic landscape value that could not be reasonably mitigated.</p> <p>The proposal could result in development within proximity of protected sites (e.g. Natura sites and SSSIs) and could result in recreational and urbanisation pressures on such sites that could not be reasonably mitigated.</p>
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	++	The proposal could support opportunities for investment in culture and tourism that could result in significant positive effects on the local economy.
		+	The proposal could support opportunities for investment in culture and tourism that could result in positive effects on the local economy.
		-	The proposal could have negative effects on potential investment in culture and tourism that could result in negative impacts on the local economy.
		--	The proposal could have significantly negative effects on investment in culture and tourism that could result in significant negative impacts on the local economy.
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>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	++	The proposal could significantly enhance the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services.
		+	The proposal could enhance the vitality and viability of the District's towns and villages contributing to the safeguarding and improvement of shops and services.
		-	The proposal could have an adverse effect on the vitality and viability of the District's towns and villages, leading to the decline of shops and services.
		--	The proposal could have a significantly adverse effect on the vitality and viability of the District's towns and villages, leading to significant decline in shops and services.



Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<p>++</p> <p>+</p> <p>-</p> <p>--</p>	<p>The proposal could significantly encourage investment in businesses, people and infrastructure which could lead to a strengthened and more diversified economy, e.g. it could deliver over 1ha of employment land within 20 minutes travel time of a main population centre.</p> <p>The proposal could encourage investment in businesses, people and infrastructure which could lead to a strengthened and more diversified economy. The proposal could provide accessible employment opportunities.</p> <p>The proposal could have a negative effect on business, the local economy and local employment, e.g. it could lead to the closure or relocation of existing business, or the loss of employment land.</p> <p>The proposal could have a significant negative effect on business, the local economy and local employment, e.g. it could lead to the closure or relocation of significant businesses, the loss of over 1ha of employment land or negative impact on key sectors of the economy (e.g. knowledge-based; advanced manufacturing).</p>
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Will it meet the employment needs of local people?</li> <li>Will it increase economic activity levels?</li> <li>Will it improve physical accessibility to jobs?</li> <li>Will it support higher income levels for local residents?</li> </ul>	<p>++</p> <p>+</p> <p>-</p>	<p>The proposal could facilitate the delivery of new employment opportunities, or residential development in close proximity to existing local employment provision e.g. within 500m or 10 minutes travel time by walk/cycle/bus/rail.</p> <p>The proposal could facilitate the delivery of new employment opportunities, or residential development e.g. within 1,000m or 30 minutes travel time of existing local employment provision by walk/cycle/bus/rail.</p> <p>The proposal is unlikely to contribute to the employment needs of local people e.g. by delivering development beyond 1,000m and 30 minutes travel time by walk/cycle/bus/rail.</p>

Objective	Decision making criteria	Effect	Illustrative Guidance for determining significance
		--	The proposal could fail to meet the employment needs of local people e.g. by delivering development beyond 1,500m and 30 minutes travel time by walk/cycle/bus/rail.

Table 3.4 Definitions of significance

## Consultation requirements for the sustainability appraisal

### The SEA Directive requires that

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

**3.29** This Initial Sustainability Appraisal Report has been published for formal public consultation alongside the Staffordshire Moorlands Local Plan - Preferred Options document. The consultation includes the statutory environmental organisations Natural England, Historic England and the Environment Agency, as required by the SEA Directive, alongside a wide range of other stakeholders and community organisations.

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

SA Scoping stage

## 4 SA Scoping stage

### The SEA Directive requires

an environmental report to include ... “An outline of the plan’s relationship with other relevant plans and programmes”.

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

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

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

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

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

**4.2** Key tasks in this evidence compilation included:

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

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

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

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

[www.staffsmoorlands.gov.uk/sm/council-services/core-strategy/sustainability-appraisal-and-appropriate-assessment](http://www.staffsmoorlands.gov.uk/sm/council-services/core-strategy/sustainability-appraisal-and-appropriate-assessment)

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

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

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

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

## **Key sustainability issues**

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

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

## **Sustainability appraisal framework**

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

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

## **Comments received on the SA Scoping Report**

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

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

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

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

Organisation	Summary of Response	Action
	the proposed levels of growth should be reflected within this section.	
Environment Agency	<b>Objective 9:</b> summarises the SA objectives identified for the plan. Although we welcome Point 9 (to reduce flood risk and protect water resources) we recommend that Point 7 (to minimise contributions to climate change) is expanded to also include climate change adaptation, as there are other climate change impacts that should be considered within the plan.	Accepted. Amend Objective 7 to reflect to include reference to climate change adaption.
Environment Agency	<p>We have reviewed <b>Appendix 1</b> and welcome the inclusion of the EU Water Framework Directive (WFD) and corresponding Humber River Basin Management Plan (RBMP).</p> <p>Suggest including the following.</p> <ul style="list-style-type: none"> <li>• River Trent Catchment Flood Management Plan (CFMP) 2010 produced by the Environment Agency - these give an overview of the flood risks across different catchments and ensure that works/development affecting flooding are coordinated between all parties.</li> <li>• Staffordshire Preliminary Flood Risk Assessment (PFRA) (2011) - The Preliminary Flood Risk Assessments (PFRAs) provide a high level summary of significant flood risk from surface water, ordinary watercourses and groundwater through collection of information on past (historic) and future (potential) floods. They are a requirement of the Flood Risk Regulation 2009 and must be produced every 6 years.</li> <li>• Shropshire and Staffordshire Local Flood Risk Management Strategy (2014) - currently out for consultation - This Local Flood Risk Management Strategy (LFRMS) offers an opportunity for Staffordshire County Council (as Lead Local Flood Authority) to formalise their longer term vision and shape individual priorities that deliver the greatest benefit to the people, property and environment of Staffordshire.</li> </ul>	Comments noted. Agreed that the other documents can be referenced in Appendix 1.
Environment Agency	We have reviewed <b>Appendix 2</b> and note that there is no reference to baseline data relating to the WFD waterbodies that flow through your district. The ability of these waterbodies to meet their required status by 2027 could be hindered by growth, and it should be	Noted. SA to be updated accordingly.



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

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

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

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

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

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

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

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



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

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

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

Table 4.1 Summary of consultation responses and action taken

## **4.1 Sustainability Appraisal Framework**

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

Objective	SEA Topic	Decision making criteria	Indicator
<b>SOCIAL</b>			
<b>Population, Human Health and Social Inclusiveness</b>			
1. To improve community cohesion and the quality of where people work and live.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it make a positive contribution towards community cohesion?</li> <li>Will it improve neighbourhood quality?</li> <li>Will it ensure that there is adequate open space and support Green Infrastructure?</li> <li>Will it minimise light and noise pollution?</li> <li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>	<ul style="list-style-type: none"> <li>Area of open space. (SMDC, Annual Monitoring Report)</li> </ul>
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>Will it help to minimise the distance people need to travel to access education,</li> </ul>	<ul style="list-style-type: none"> <li>Job Seekers Allowance Claimant Count Aged 18 – 24 (nomisweb)</li> <li>Incidents of crime per 1,000 Population</li> <li>Fear of Crime (Office for National Statistics)</li> <li>Number of affordable houses competed</li> </ul>

Objective	SEA Topic	Decision making criteria	Indicator
		employment, shopping and other key services and facilities.	<ul style="list-style-type: none"> <li>% of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC)</li> <li>Number of school places created (School Organisation Team, SCC)</li> </ul>
3. To improve health and reduce health inequalities.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	<ul style="list-style-type: none"> <li>Life expectancy (Public Health England)</li> <li>Adult Obesity (Public Health England)</li> <li>Adult participation in sport (Sport England Active People Data)</li> </ul>
4. To minimise opportunities for crime and reduce the fear of crime.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	<ul style="list-style-type: none"> <li>Incidents of crime per 1,000 Population</li> <li>Fear of Crime (Office for National Statistics)</li> </ul>
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	<ul style="list-style-type: none"> <li>Number of affordable houses competed</li> <li>No of years supply of deliverable housing sites (SMDC, Annual Monitoring Report)</li> <li>No of extra care units delivered (SCC)</li> </ul>

Objective	SEA Topic	Decision making criteria	Indicator
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	Population and Human Health	<ul style="list-style-type: none"> <li>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>Frequency of bus service (by settlement) (Staffordshire County Council)</li> <li>% of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC)</li> </ul>
<b>ENVIRONMENTAL</b>			
<b>Climate Change, Air and Water</b>			
7. To minimise contributions to climate change and consider climate change adaptation.	Air and Climatic Factors	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	<ul style="list-style-type: none"> <li>% of new residential development completed within Towns / Large Villages/ Small Villages/ Other Rural Areas (SMDC)</li> <li>CO<sub>2</sub> total emissions (National Atmospheric Emissions Inventory)</li> <li>Amount of renewable energy generation by installed capacity and type (SMDC, Annual Monitoring Report)</li> </ul>
8. To improve air quality.	Air	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	<ul style="list-style-type: none"> <li>CO<sub>2</sub> total emissions (National Atmospheric Emissions Inventory)</li> </ul>

Objective	SEA Topic	Decision making criteria	Indicator
9. To reduce flood risk, protect and enhance water sources.	Water	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDs into new development?</li> <li>Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Will it encourage water efficiency and demand management?</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning applications granted contrary to the advice of the EA in respect of flood risk.</li> <li>Number of planning applications granted contrary to the advice of the EA in respect of water quality. (Environment Agency)</li> </ul>
<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	Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> <li>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>Area (ha) of UK priority habitats by type. (Staffordshire Ecological Record)</li> <li>% of designated sites brought into favourable condition (DEFRA)</li> <li>% of new developments incorporating ecological enhancement measures per year</li> </ul>
<b>Soil and Material Assets</b>			



Objective	SEA Topic	Decision making criteria	Indicator
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	Soil	<ul style="list-style-type: none"> <li>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>	<ul style="list-style-type: none"> <li>% of development built on brownfield sites (SMDC, Annual Monitoring Report)</li> <li>Area of Regionally Important Geological Sites (RIGS) (Staffordshire Ecological Record)</li> </ul>
12. To minimise the use of non-renewable resources.	Material Assets	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	<ul style="list-style-type: none"> <li>Residual household Waste (kg/hh)</li> <li>% of household waste reused, recycled or composted (recycle for Staffordshire.org)</li> </ul>
<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.	Cultural Heritage	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<ul style="list-style-type: none"> <li>Number of major development projects that affect the significance of heritage assets or historic landscape character whether in an adverse or beneficial way (SMDC, Annual Monitoring Report)</li> </ul>

Objective	SEA Topic	Decision making criteria	Indicator
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	Cultural Heritage and Landscape	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	<ul style="list-style-type: none"> <li>% of new dwellings on previously developed land (SMDC, Annual Monitoring Report)</li> <li>% of new employment on previously developed land (SMDC, Annual Monitoring Report)</li> </ul>
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	Cultural Heritage	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	<ul style="list-style-type: none"> <li>Percentage of visitors staying overnight (STEAM report)</li> </ul>
<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	N/A	<ul style="list-style-type: none"> <li>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	<ul style="list-style-type: none"> <li>Retail vacancy rates (%)</li> <li>Retail A1 completions (m<sup>2</sup>) (SMDC, Annual Monitoring Report)</li> </ul>
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	N/A	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	<ul style="list-style-type: none"> <li>Employment land supply SMDC, Annual Monitoring Report)</li> <li>Enterprise births and deaths (Business Demography, ONS)</li> </ul>

Objective	SEA Topic	Decision making criteria	Indicator
18. To encourage and support a high and stable level of employment	N/A	<ul style="list-style-type: none"> <li>• Will it meet the employment needs of local people?</li> <li>• Will it increase economic activity levels?</li> <li>• Will it improve physical accessibility to jobs?</li> <li>• Will it support higher income levels for local residents?</li> </ul>	<ul style="list-style-type: none"> <li>• Unemployment rates</li> <li>• % of population economically active</li> <li>• Earnings by residence and workplace (Nomisweb)</li> </ul>

**Table 4.2 Objectives and indicators**

## Summary of findings

## 5 Summary of findings

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

- Housing target options appraisal.
- Site options appraisal.
- Alternative development approaches for Cheadle.

### 5.1 Appraisal of housing target options

#### Background

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

**5.3** The August 2014 Housing Needs Update<sup>(6)</sup> recommended a range of housing OAN between 210 and 430 dwellings per annum. This range encompassed the Oxford Economics Job Growth projections and would allow the District to meet its demographically-driven housing needs in full.

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

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

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

**5.7** A revision to the July 2015 was subsequently prepared to take account of the latest information released since Summer 2015 as well as relevant Planning inspector's Reports and High Court Judgements on approaches to defining housing OAN. This latest January

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

2016 revision also takes on board new Annual Population Survey (APS) data, the 2014 Mid-Year Population Estimates (MYE) and the latest unemployment data in the PopGroup modelling.

## Selection of alternatives for appraisal

**5.8** The Staffordshire Moorlands 2012-based SNHP Update<sup>(7)</sup> tested the on-going validity of the housing OAN of 210 to 430dpa identified in the 2012-based SNPP Update (August 2014) and found that a revised range of between 250 dpa and 440 dpa represented the appropriate range for the plan area, taking into account worsening market signals, an additional allowance for affordable housing need and planning for a level of economic growth to match earlier assumptions.

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

**5.10** The scenarios were:

- **Scenario A: Updated PopGroup 2012-based SNHP** - A projection of the demographic shift based on current factors and recent trends in Staffordshire Moorlands District, aligning household growth to the 2012-based SNHP. The scenario takes account of dwelling vacancy rates in order to derive a housing need figure from the projections in household growth. [219 dpa (with uplifts)]
- **Scenario Aa: Partial Catch-Up Headship Rates** – Using the 2012-based headship rates as a starting point, it is projected that by 2033 (starting after 2017 to allow for full economic recovery) headship rates for the younger adult age groups will have caught up half of the difference between the 2012 and 2008-based SNHP headship rates. The underlying population upon which this scenario is based is the same as Scenario A, i.e. the 2012-based SNHP. [240 dpa (with uplifts)]
- **Scenario Ab: 2013 and 2014 MYE** - Using the 2013 and 2014 MYE and applying the fertility, mortality, migration and headship rates from the 2012-based household projections thereafter. [227 dpa (with uplifts)]
- **Scenario Ac: 2013 and 2014 MYEs + Partial Catch-Up Headship Rates** - As Ab, but incorporation of partial catch up headship rates on the same basis as Scenario Aa. [248 dpa (with uplifts)]
- **Scenario B: Natural Change** – In and out-migration is reduced to zero, hence growth is driven purely by natural change, or the interaction between births and deaths. [49 dpa (with uplifts)]

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

- **Scenario C: Zero Net Migration** – Whereby the annual international and domestic migration flows under the baseline scenario are equalised to result in a net migration of zero (i.e. an identical number of people move into the area as leave the District). [8 dpa (with uplifts)]
- **Scenario D: Short Term Migration Trends** - Based on average gross flows of internal and international migration in Staffordshire Moorlands over the five year period 2008/09 to 2012/13 as taken from the ONS MYE Series, assuming Staffordshire Moorlands will continue to see migration at a level in line with recent trends. [111 dpa (with uplifts)]
- **Scenario E: Long Term Migration Trends** – As above, but using a ten year migration average, from 2002/03 to 2012/13, assuming Staffordshire Moorlands will continue to see migration in line with levels on average over the last decade. [165 dpa (with uplifts)]
- **Scenario F Oxford Economics Job Growth** – A ‘policy-off’ trend scenario based upon Oxford Economics local area-based econometric model. This provides potential unconstrained employment growth in Staffordshire Moorlands (+2,250 jobs 2012-2031) over the Plan period. [438 dpa (with uplift)]
- **Scenario Fa: Oxford Economics Job Growth + 5% Reduction in Out-Commuting** - This scenario applies the above assumption whilst factoring in a 5% reduction in out-commuting over the period 2012-2031. [361 dpa (with uplift)]
- **Scenario G: Policy On Job Growth Target** – A ‘Policy-on’ trend scenario based upon the Council’s realistic economic objectives whilst factoring in increased economic growth in key sectors in line with regional averages. This provides employment growth in Staffordshire Moorlands of 3,879 jobs over the course of the plan period. [520 dpa (with uplift)]
- **Scenario Ga: Policy On Job Growth Target + 5% Reduction in Out-Commuting** - This scenario applies the above assumption whilst factoring in a 5% reduction in out-commuting over the period 2012-2031. [441 dpa (with uplift)]
- **Scenario H Job Stabilisation / Past Trends Job Growth** – Assumes that there are no additional jobs created over the projection period, i.e. the number of jobs remains at the level achieved in 2012. The past trends job growth for the period 2000-2013, derived from the ONS Job density data, indicates that the long term past trends are neutral and align with the Job Stabilisation scenario, so the two have been combined. [319 dpa (with uplift)]
- **Scenario: Average Past Delivery** – Using past delivery trends (2005/06 - 2014/15) to illustrate what the market has previously delivered and project these forward over the Plan period. [195 dpa]
- **Scenario: SHMA Need** - The SHMA 2014 identified a critical need for 707 (net) affordable housing dwellings annually over the next five years in the District. [2,142 dpa]
- **Scenario: Core Strategy target** - Testing the population and economic implications of delivering the target set out in the adopted Core Strategy. [300 dpa]

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

**5.12** Housing requirements must set a level of housing delivery which meets the needs associated with population and household growth, addresses the need for all types of housing including affordable and caters for housing demand<sup>(8)</sup>. Furthermore, a planned level of housing to meet OAN must respond positively to wider opportunities for growth and should take account of market signals, including affordability<sup>(9)</sup>.

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

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

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

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

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

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

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8 National Planning Policy Framework paragraph 159

9 National Planning Policy Framework paragraph 17



**5.19** The SHMA (2014) identified a critical affordable housing OAN of 707 dpa (net) affordable housing over the next five years across the District. The NPPF makes clear that having identified the OAN for affordable housing, the Local Plan should meet this need subject to the constraints referred to in paragraphs 14 and 47. However paragraph 154 of the Framework also requires that Local Plans should be aspirational but realistic. NLP considered that delivering 707 affordable dpa at a rate of 33% overall would indicate a housing requirement of 2,142 dpa. This is clearly not realistic for the District to deliver. However the Council considered it appropriate to consider the economic, social and environmental impacts of delivering a housing requirement of 520 dpa, representing an employment led scenario giving rise to a requirement beyond the upper end of the recommended OAN range and making a very significant contribution to meeting affordable housing need.

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

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

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

## Summary of appraisal findings

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

### Option 1 - Summary of significant effects

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

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

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

**5.26** As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The low level of growth is also likely to minimise the negative effects on objectives relating

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

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

## **Option 2 - Summary of significant effects**

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

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

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

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

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

**5.33** The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely

to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to reducing health improvements. These negative effects are not likely to be as significant as under option 1.

### **Option 3 - Summary of significant effects**

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

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

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

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

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

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

## **Option 4 - Summary of significant effects**

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

**5.41** Predicted population growth of around 17,000 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. This option is based on an objective forecast of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance and provides unconstrained employment growth in the district of 3,878 jobs over the plan period. As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive effects should be treated with caution, since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district.

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

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

### **Mitigation measures proposed**

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

## **Recommended preferred option and options dismissed**

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

Option recommended to take forward	Rationale
Option 2: 320 dpa	<p>This option could be expected to:</p> <ul style="list-style-type: none"> <li>• Have a direct and long term positive effect on providing homes to meet local needs (more significant than under option 1);</li> <li>• Result in increased spending in the local economy, helping to safeguard local shops and services;</li> <li>• Maintain the current number of jobs in the District;</li> <li>• Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with options 3 and 4;</li> <li>• Minimise negative effects on climate change and air quality when compared with options 3 and 4;</li> <li>• Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities (less significant than under option 1).</li> </ul> <p>However the option makes less of a contribution than options 3 and 4 to:</p> <ul style="list-style-type: none"> <li>• Addressing affordable housing need and the needs of an ageing population;</li> <li>• Increased spending in the local economy;</li> <li>• Supporting employment and economic growth; and</li> <li>• Enabling investment in community facilities associated with growth.</li> </ul>

**Table 5.1 Housing requirement option recommended for taking forward**

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

Options proposed for dismissal	Rationale
Option 1: 250 dpa	<p>This option could be expected to:</p> <ul style="list-style-type: none"> <li>• Have a direct and long term positive effect on providing homes to meet local needs;</li> <li>• Result in increased spending in the local economy, helping to safeguard local shops and services;</li> <li>• Offer comparatively more protection for landscape character and natural assets, biodiversity, the character of towns, villages and heritage assets and their settings when compared with all other options;</li> </ul>

Options proposed for dismissal	Rationale
	<ul style="list-style-type: none"> <li>Minimise negative effects on climate change and air quality when compared with all other options;</li> <li>Enable a focus of new development on small urban extensions and small sites within existing settlement boundaries, helping to minimise the distance people need to travel to access key services and facilities.</li> </ul> <p>However the option makes less of a contribution than all other options to:</p> <ul style="list-style-type: none"> <li>Addressing affordable housing need and the needs of an ageing population;</li> <li>Increased spending in the local economy; and</li> <li>Enabling investment in community facilities associated with growth.</li> </ul> <p>The option is likely to lead to the loss of 2,075 jobs over the plan period, resulting in significant negative effects on the local economy.</p>
Option 3: 440 dpa	<p>This option could be expected to:</p> <ul style="list-style-type: none"> <li>Have a direct and long term positive effect on providing homes to meet local needs, including addressing affordable housing need and the needs of an ageing population;</li> <li>Result in increased spending in the local economy, helping to safeguard local shops and services (more significant than under options 1 and 2);</li> <li>Enable growth related investment in community facilities (less significant than under option 4).</li> </ul> <p>The option is based on expected job growth of 2,250 over the plan period, resulting in significant positive effects on the local economy.</p> <p>However the option has more negative effects than options 1 and 2 (that may not be reasonably mitigated) in relation to likely impact on:</p> <ul style="list-style-type: none"> <li>Landscape character and natural assets;</li> <li>Biodiversity;</li> <li>Character of towns, villages and heritage assets and their settings; and</li> <li>Climate change and air quality.</li> </ul> <p>It is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities (less significant than under option 4).</p>



Options proposed for dismissal	Rationale
Option 4: 520 dpa	<p>This option could be expected to:</p> <ul style="list-style-type: none"> <li>• Have a direct and long term positive effect on providing homes to meet local needs, including addressing affordable housing need and the needs of an ageing population;</li> <li>• Result in increased spending in the local economy, helping to safeguard local shops and services (more significant than under all other options);</li> <li>• Enable growth related investment in community facilities (more significant than under all other options).</li> </ul> <p>The option is based on unconstrained job growth of 3,878 over the plan period, resulting in significant positive effects on the local economy.</p> <p>However the population growth required to underpin this job growth would primarily be achieved by inward migration and this is not considered a reasonable expectation for the district.</p> <p>The option has more negative effects than all other options (that may not be reasonably mitigated) in relation to likely impact on:</p> <ul style="list-style-type: none"> <li>• Landscape character and natural assets;</li> <li>• Biodiversity;</li> <li>• Character of towns, villages and heritage assets and their settings; and</li> <li>• Climate change and air quality.</li> </ul> <p>It is less likely than under all other options that a high proportion of new development can be delivered close to town and village centres, increasing the distance people may need to travel to access key services and facilities.</p>

Table 5.2 Housing requirement options dismissed following appraisal

## 5.2 Appraisal of site options

### Selection of alternatives for appraisal

**5.47** To inform the emerging Local Plan, the Council consulted on Site Options between July and September 2015. Over 5,500 responses were received regarding site and boundary options for housing, employment, mixed-use, open space, town centres, retail frontages, settlement boundaries and infill. The detailed appraisal of all site options is documented in section 7 of this report and the findings have been used to help determine the preferred sites taken forward into the draft plan.

**5.48** Further information will be provided in the next version of the SA report around the selection of preferred options alongside updated appraisals as the Council continues to build its evidence base.

### **Glossary of terms used**

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

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

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

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

### **Summary of appraisal findings**

#### **Leek**

##### **Leek - sites within current settlement boundary**

###### **LE022**

**5.53** The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.

###### **LE037A**

**5.54** 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.

###### **LE045**

**5.55** 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.



**LE057**

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

**LE061**

**5.57** 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.

**LE063**

**5.58** 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.

**LE064**

**5.59** 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.

**LE070**

**5.60** 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.

**LE076**

**5.61** 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.

**LE091**

**5.62** 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.

#### **LE106**

**5.63** 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.

#### **LE147**

**5.64** 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.

#### **LE243**

**5.65** 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.

#### **LE249**

**5.66** 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 a Local Nature Reserve is assessed as being negative effects, as could the inaccessibility of services and facilities.

#### **LE259**

**5.67** 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.

#### **Leek - Other Uses**

#### **LE1014 and LE015**

**5.68** 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.

**LE067**

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

**LE073**

**5.70** 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.

**LE080, LE085, LE086 & LE252**

**5.71** 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.

**LE116**

**5.72** 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.

**LE150**

**5.73** 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.

## **LE219**

**5.74** 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.

## **LE220**

**5.75** 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.

## **Cornhill**

**5.76** 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.

## **Leek - sites outside current settlement boundary**

### **LE066**

**5.77** 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.

### **LE069**

**5.78** 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.

### **LE102**

**5.79** 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, and has some ecological value which is likely to have a negative effect.

**LE103**

**5.80** 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.

**LE127**

**5.81** 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.

**LE128**

**5.82** 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.

**LE140**

**5.83** 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.

**LE142A**

**5.84** 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.

**LE142B**

**5.85** The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the ecological importance of the site and the proximity to historic assets is likely to have a negative effect.

### **LE143**

**5.86** 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.

### **LE143A**

**5.87** 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.

### **LE253**

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

### **Broad Area EM2 Leekbrook**

**5.89** 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.

### **Leek - Additional Sites**

#### **ADD01**

**5.90** 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.

### **Biddulph**

#### **Biddulph - Sites within current development boundary**

#### **BD004**

**5.91** 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.

#### **BD016**

**5.92** 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.

#### **BD055**

**5.93** 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.

#### **BD059**

**5.94** 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.

#### **BD101**

**5.95** 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.

#### **BD102**

**5.96** 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.

#### **BD108**

**5.97** 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.



## **Biddulph - Urban Extension**

### **BD071, BD071A, BD106 & BD156**

**5.98** 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.

## **Biddulph - Other uses**

### **BD117**

**5.99** 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.

### **BD076**

**5.100** 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.

### **BD076A**

**5.101** 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.

## **Biddulph - Sites within existing Green Belt**

### **BD062**

**5.102** 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.

### **BD063A**

**5.103** 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.



**BD064**

**5.104** 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.

**BD067A**

**5.105** 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.

**BD067B**

**5.106** 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.

**BD067C**

**5.107** 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.

**BD068**

**5.108** 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.

**BD069**

**5.109** 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.

### **BD083**

**5.110** 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.

### **BD087**

**5.111** 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.

### **BD109 and BD118**

**5.112** 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.

### **BD110**

**5.113** 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.

### **BD131B**

**5.114** 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.

### **BD134**

**5.115** 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.

**BD138A**

**5.116** 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.

**BD138B**

**5.117** 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.

**BD144**

**5.118** 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.

**Biddulph - Additional sites****ADD02**

**5.119** 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.

**ADD03**

**5.120** 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.

**ADD04**

**5.121** 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.

## **Cheadle**

### **Cheadle - sites within the current development boundary**

#### **CH002A**

**5.122** 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.

#### **CH002B**

**5.123** 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.

#### **CH003**

**5.124** 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.

#### **CH004**

**5.125** 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.

#### **CH006**

**5.126** 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.

**CH009**

**5.127** 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.

**CH013**

**5.128** 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.

**CH015**

**5.129** 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.

**CH020**

**5.130** 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.

**CH024**

**5.131** 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.

**Urban Extension: Area 1 - CH001**

**5.132** 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.

## **Other uses**

### **Core Strategy Broad Area EM1 - CH127**

**5.133** 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.

### **Core Strategy Broad Area EM2 - CH019**

**5.134** 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.

### **CH143**

**5.135** 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.

## **Cheadle - Sites outside the current development boundary**

### **CH073A**

**5.136** 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.

### **CH073B**

**5.137** 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.

### **CH073C**

**5.138** 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.

#### **CH073D**

**5.139** 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.

#### **CH073E**

**5.140** 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.

#### **CH075A**

**5.141** 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.

#### **CH075B**

**5.142** 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.

#### **CH075C**

**5.143** 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.

#### **CH075D**

**5.144** 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.



#### **CH076A**

**5.145** 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.

#### **CH076B**

**5.146** 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.

#### **CH077A**

**5.147** The proposed delivery of circa 100 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3 and proximity to historic assets. Additionally, the site has ecological value and may have potential for classification as 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.

#### **CH077B**

**5.148** 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.

#### **CH080**

**5.149** 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.



**CH081**

**5.150** 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.

**CH085A**

**5.151** 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.

**CH085B**

**5.152** 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.

**CH085C**

**5.153** 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.

**CH085D**

**5.154** 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.

**CH093**

**5.155** 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.

## CH121

**5.156** 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.

## CH122

**5.157** 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.

## CH128

**5.158** 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 historic assets is likely to have a negative effect.

## CH129

**5.159** 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.

## CH132

**5.160** 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.

## CH134A

**5.161** The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

**CH134B**

**5.162** The proposed delivery of circa 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

**CH135A**

**5.163** The proposed delivery of circa 160 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

**CH135B**

**5.164** 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.

**CH135C**

**5.165** The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.

**CH165**

**5.166** 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.

**Employment sites****CH094**

**5.167** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.

## **CH136**

**5.168** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.

### **Additional sites**

## **ADD05**

**5.169** The proposed delivery of circa 186 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land is assessed as having a negative effect.

## **Larger Villages**

### **Alton**

#### **Sites (5+ dwellings) within the current development boundary**

##### **AL024 (only small part within development boundary)**

**5.170** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

#### **Sites (5+ dwellings) outside the current development boundary**

##### **AL012**

**5.171** The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

##### **AL019**

**5.172** 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.

**AL022**

**5.173** 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.

**AL025**

**5.174** The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

**AL026**

**5.175** 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.

**AL027**

**5.176** 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.

**Biddulph Moor****Sites (5+ dwellings) - within the current Green Belt****BM008**

**5.177** 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.

**BM013**

**5.178** The proposed delivery of circa 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have

a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

#### **BM014A**

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

#### **BM014B**

**5.180** 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.

#### **BM021**

**5.181** 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.

#### **BM029**

**5.182** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.

#### **BM030**

**5.183** 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.

**BM031**

**5.184** The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.

**BM032**

**5.185** 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.

**BM035**

**5.186** 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.

**Blythe Bridge & Forsbrook****Sites (5+ dwellings) - within the current development boundary****BB021**

**5.187** The proposed delivery of circa 30 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.

**Sites (5+ dwellings) - outside the current development boundary****BB027/28**

**5.188** The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blyth Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.



#### **BB040**

**5.189** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.

#### **BB044**

**5.190** The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.

#### **BB045**

**5.191** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BB054**

**5.192** The proposed delivery of circa 70 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the site's partial location within a flood zone is assessed as having a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the proximity of historic assets.

#### **BB062**

**5.193** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BB086**

**5.194** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.



**BB087**

**5.195** The proposed delivery of circa 46 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

**Other uses****BB021**

**5.196** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.

**BB087**

**5.197** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.

**Brown Edge****Sites (5+ dwellings) - within the current development boundary****BE003A**

**5.198** The site's proximity to the village centre could reduce the need to travel and as such have a positive effect on climate change which is likely to have a significant positive effect. The proposed delivery of circa 6 dwellings is considered to have a positive effect, as is its distance away from historic assets and low ecological value. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.

**Sites (5+ dwellings) - within the current Green Belt****BE032**

**5.199** 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.

#### **BE041**

**5.200** The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BE044**

**5.201** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BE045**

**5.202** The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BE056**

**5.203** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.

#### **BE060**

**5.204** 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.

#### **ADD06**

**5.205** 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.

**Cheddleton****Sites (5+ dwellings) - within the current development boundary****CD004**

**5.206** The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.

**CD017**

**5.207** The proposed delivery of circa 29 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.

**CD029**

**5.208** 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.

**CD060/CD118**

**5.209** 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.

**CD069A**

**5.210** The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

## **CD088**

**5.211** The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a negative effect. The site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.

### **Sites (5+ dwellings) - within the current Green Belt**

## **CD002**

**5.212** The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open countryside, as well as the site's location away from historic assets is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value.

## **CD003**

**5.213** The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.

## **CD007**

**5.214** 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.

## **CD008**

**5.215** 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.

## **CD015**

**5.216** 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.

#### **CD019**

**5.217** The proposed delivery of circa 39 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and its location near to historic assets.

#### **CD115: residential**

**5.218** 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.

#### **Other uses**

#### **CD115: alternative uses**

**5.219** 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.

#### **Endon**

#### **Sites (5+ dwellings) - within the current development boundary**

#### **EN128**

**5.220** The proposed delivery of circa 27 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

#### **Sites (5+ dwellings) - within the current Green Belt**

#### **EN007**

**5.221** The proposed delivery of circa 45 dwellings is considered to have a significant positive effect, as is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the

site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **EN012**

**5.222** The proposed delivery of circa 24 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **EN019**

**5.223** The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **EN024**

**5.224** The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **EN030**

**5.225** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land partially within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.

#### **EN033**

**5.226** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.



**EN079**

**5.227** The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

**EN101**

**5.228** The proposed delivery of circa 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

**EN125**

**5.229** 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.

**EN126**

**5.230** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

**Other uses****EN024**

**5.231** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's accessibility to areas of open countryside, services and facilities and low ecological value is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.

## **Ipstones**

### **Sites (5+ dwellings) - within the current development boundary**

#### **IP019**

**5.232** The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets and ecological value.

### **Sites (5+ dwellings) - outside the current development boundary**

#### **IP011**

**5.233** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **IP012A**

**5.234** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.

#### **IP014A**

**5.235** 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.

#### **IP015**

**5.236** 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.



**Kingsley****Sites (5+ dwellings) - within the current development boundary****KG024**

**5.237** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's ecological value.

**KG059**

**5.238** 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.

**Sites (5+ dwellings) - within the current Green Belt****KG005**

**5.239** 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.

**KG019**

**5.240** 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.

**KG026A**

**5.241** 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.

#### **KG026B**

**5.242** 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.

#### **KG030A**

**5.243** 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.

#### **KG031**

**5.244** 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.

#### **KG042**

**5.245** 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.

#### **KG049A**

**5.246** 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.

## Upper Tean

### Sites (5+ dwellings) - within the current development boundary

#### UT011/014

**5.247** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.

#### UT019

**5.248** 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.

### Sites (5+ dwellings) - within the current Green Belt

#### UT012

**5.249** The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.

#### UT018

**5.250** The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site is likely to have a negative effect.

#### UT021

**5.251** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.

#### UT022

**5.252** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However,

the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.

#### **UT023**

**5.253** The proposed delivery of circa 50 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets and ecological value is likely to have a negative effect.

#### **UT024**

**5.254** 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.

#### **UT041**

**5.255** 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.

### **Waterhouses**

#### **Sites (5+ dwellings) - within the current development boundary**

##### **WA004**

**5.256** 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.

#### **Sites (5+ dwellings) - outside the current development boundary**

##### **WA005**

**5.257** 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.

**WA006**

**5.258** 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.

**Wetley Rocks****Suitable sites (5+ dwellings) - within the current development boundary****WR002**

**5.259** 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.

**WR015**

**5.260** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.

**Sites (5+ dwellings) - within the current Green Belt****WR005**

**5.261** The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.

**WR014A**

**5.262** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.

## **Werrington & Cellarhead**

### **Sites (5+ dwellings) - within the current development boundary**

#### **WE018**

**5.263** 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.

### **Sites (5+ dwellings) - within the current Green Belt**

#### **WE003**

**5.264** 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.

#### **WE013**

**5.265** 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.

#### **WE019**

**5.266** 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.

#### **WE027**

**5.267** 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.



**WE033**

**5.268** The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. Similarly, the site's inaccessibility to services and facilities and areas of open space is likely to have a negative effect. Also, the site's ecological value is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.

**WE040**

**5.269** 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.

**WE041**

**5.270** 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.

**WE052**

**5.271** 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.

**WE053**

**5.272** 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.

**WE069**

**5.273** 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.

## **WE070**

**5.274** 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.

### **Other uses**

## **WE001**

**5.275** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.

## **WE002**

**5.276** The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets, ecological value and distance away from services and facilities and areas of open space.

## **Smaller Villages**

### **Bagnall**

#### **Sites (5+ dwellings) - within the current Green Belt**

## **BG008**

**5.277** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.

## **BG014**

**5.278** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.



**BG015**

**5.279** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.

**Blackshaw Moor****Sites (5+ dwellings) - within the draft infill boundary****BL006**

**5.280** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to have a negative effect.

**BL007**

**5.281** 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.

**Caverswall****Sites (5+ dwellings) - within the infill boundary****CV005**

**5.282** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.

**Sites (5+ dwellings) - within the current Green Belt****CV004**

**5.283** 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.

## **CV006**

**5.284** The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.

## **Cookshill**

### **Sites (5+ dwellings) - within the current Green Belt**

#### **CL004**

**5.285** The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site is likely to have a negative effect.

#### **CL007**

**5.286** The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.

## **Checkley**

### **Sites (5+ dwellings) - outside the infill boundary**

#### **CK007**

**5.287** 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.

#### **CK008**

**5.288** 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.

**Dilhorne****Sites (5+ dwellings) - within the Green Belt****DH004**

**5.289** 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.

**DH013**

**5.290** 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.

**DH018**

**5.291** The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value.

**DH026**

**5.292** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value and proximity to historic assets.

**Draycott****Sites (5+ dwellings) - within the current Green Belt****DC003**

**5.293** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets and development of greenfield, grade 3 ALC land. The site's ecological value is likely to have a negative effect.

## **Foxt**

### **Sites (5+ dwellings) - outside the draft infill boundary**

#### **FO008**

**5.294** 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.

## **Hollington**

### **Potentially suitable sites (5+ dwellings) - outside the draft Infill Boundary**

#### **HO002**

**5.295** 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.

#### **HO003**

**5.296** 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.

## **Hulme**

### **Sites (5+ dwellings) - within the current Green Belt**

#### **HU002**

**5.297** 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.

**Kingsley Holt****Sites (5+ dwellings) - within the infill boundary****KH018**

**5.298** 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.

**Sites (5+ dwellings) - outside the infill boundary****KH009**

**5.299** 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.

**ADD007**

**5.300** 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.

**Leekbrook****Sites (5+ dwellings) - within the infill boundary****LB006**

**5.301** 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.

**Sites (5+ dwellings) - outside the infill boundary****LB011**

**5.302** 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.

#### **LB012**

**5.303** 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.

#### **Longsdon**

##### **Sites (5+ dwellings) - within the draft infill boundary**

#### **LO002**

**5.304** 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.

#### **LO007**

**5.305** 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.

##### **Sites (5+ dwellings) - within the current Green Belt**

#### **LO021**

**5.306** 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.

#### **Lower Tean**

##### **Sites (5+ dwellings) - outside the infill boundary**

#### **LT001**

**5.307** 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.

## **LT002**

**5.308** 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.

## **Oakamoor**

### **Sites (5+ dwellings) - within infill boundary**

#### **OA026**

**5.309** 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.

### **Sites (5+ dwellings) - outside infill boundary**

#### **OA016**

**5.310** 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.

#### **OA030**

**5.311** 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.

#### **OA31**

**5.312** 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.



## **Rudyard**

### **Sites (5+ dwellings) - within current Green Belt**

#### **RU016**

**5.313** 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.

#### **RU020**

**5.314** The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

## **Rushton Spencer**

### **Sites (5+ dwellings) - within infill boundary**

#### **RS005**

**5.315** The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

### **Sites (5+ dwellings) - within current Green Belt**

#### **RS009**

**5.316** The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

### **Potentially suitable sites (5+ dwellings) - outside infill boundary**

#### **RS007**

**5.317** The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing



employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

## **RS015**

**5.318** The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

## **Stockton Brook**

### **Sites (5+ dwellings) - within the current Green Belt**

## **SB014**

**5.319** The proposed delivery of circa 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

## **SB016**

**5.320** The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, ecological value and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

## **ADD08**

**5.321** The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets and ecological value are likely to have a negative effect.

## **Whiston**

### **Sites (5+ dwellings) - outside the infill boundary**

#### **WH002**

**5.322** 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.

#### **WH009A**

**5.323** 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.

#### **WH015**

**5.324** 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.

#### **WH016**

**5.325** 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.

#### **WH018**

**5.326** 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.

## Other Areas

### Sites (5+ dwellings) - within current Green Belt

#### OC003

**5.327** 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.

### Sites (5+ dwellings) - outside infill boundary

#### OC055

**5.328** The development of new employment premises should have a significant positive effect upon the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site is located away from designated and historic assets. However, the site is inaccessible to services and facilities, is partially within a flood zone which are both assessed to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.

## 5.3 Appraisal of alternative development approaches for Cheadle

### Background

**5.329** Cheadle is the district's smallest town, located 10 miles south east of Leek and 10 miles west of the north Staffordshire conurbation. Cheadle has suffered from under-investment and a poor infrastructure and its town centre has declined in recent years, although a successful Heritage Economic Regeneration Scheme has led to some improvements. Whilst the town has some notable buildings, including the precious asset of St. Giles' RC Church, one of the finest works of the celebrated Victorian architect A W Pugin, the majority of its houses have been built since the First World War. Cheadle is only 4 miles from the A50 Stoke to Derby road that links the M1 and M6 motorways.

**5.330** The adopted core strategy sets out Cheadle's role in the District as a significant service centre and market town with scope to be enhanced and strengthened. The identified priorities for the town are to expand its housing market area and range of community provision; creating further employment growth and increasing the diversity of employment opportunities; expanding its retailing centre; and improving environmental quality and accessibility. The Council's Development Capacity Study indicates scope to accommodate further growth that will address issues of under-investment and under-performance, contribute to achieving a more sustainable settlement and help meet the needs of the District.

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

## Selection of alternatives for appraisal

**5.332** In identifying sites for inclusion in the preferred options Local Plan, a number of reasonable alternative development approaches have been considered for Cheadle, in line with the strategy set out above. These are:

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

**5.333 Option 1: Northern focus** proposes growth centred on extending Cheadle to the north. This option proposes including the following housing sites within the preferred options Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16
CH024	45
CH015	32
CH002A	26
CH002B	42
CH013	50
CH020	42
<b>Other potential sites</b>	
CH073B	114
CH132	80
CH081	110
CH080	80
CH129	120

**Table 5.3 Proposed sites comprising Northern Focus**

**5.334 Option 2: South Western focus** proposes growth centred on extending Cheadle to the south west. This option proposes including the following housing sites within the preferred options Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16
CH024	45
CH015	32
CH002A	26
CH002B	42
CH013	50
CH020	42
<b>Other potential sites</b>	
CH085A	150
CH085B	80
CH085C	150
CH085D	115
CH093	165
CH128	28

Table 5.4 Proposed sites comprising South Western Focus

**5.335 Option 3: Scattered approach** proposes a spread of growth based on a number of small scale extensions to the periphery of Cheadle. This option proposes including the following housing sites within the preferred options Local Plan:

Sites within development boundary	Potential yield (Number new homes)
CH001	240
CH004	45
CH006	36
CH009	16
CH024	45
CH015	32

Sites within development boundary	Potential yield (Number new homes)
CH002A	26
CH002B	42
CH013	50
CH020	42
Other potential sites	
CH132	80
CH128	28
CH075A	50
CH075B	60
CH075C	125
CH081	110
CH085A	75
CH085D	50

Table 5.5 Proposed sites comprising Scattered Approach

## Summary of appraisal findings

**5.336** The full SA appraisal matrices recording the detail of the appraisal of each of these options are provided in section 9. The summary of findings is set out below.

### Option 1 - Summary of significant effects

**5.337** Sites comprising the option "northern focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, four are large enough to yield over 100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

**5.338** A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. This is likely to result in positive effects on the town centre and may help support opportunities for investment in culture and tourism with positive effects on the local economy.

**5.339** All the sites comprising this option could deliver development within 500m of a bus stop and all but three sites are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre,

providing support for walking and cycling and reducing the need to travel by car. However sites CH080, CH081 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

**5.340** There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve (LNR), one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites CH073b and CH081 are within 200m of one of these Local Nature Reserves.

**5.341** This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area.

**5.342** Dependent on proposal specific information, there is scope that the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH080 and CH081 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

**5.343** Likely negative effects on landscape character have also been identified, sites CH073B, CH080, CH081, CH129 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement".

**5.344** The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.

## **Option 2 - Summary of significant effects**

**5.345** Sites comprising the option "south western focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

**5.346** A further positive effect of the option is the opportunity it provides for the delivery of a southern link road to help relieve traffic congestion in the town centre. However focusing new development where there is an existing cluster of schools may exacerbate congestion at peak times from concentrating journeys to school into one area of town. Unless the new journeys to school are mainly made on foot, this may result in negative effects on the town centre. All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However



sites CH093 and CH128 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

**5.347** There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve.

**5.348** This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020 and CH085B all of which are partly located within a flood zone 3 area; and sites CH085A and CH093 that are partly within flood zone 2.

**5.349** Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH085C, CH085D, CH093 and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

**5.350** Likely negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH093 and CH128 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". Sites CH093 and CH128 have been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances.

**5.351** The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.

### **Option 3 - Summary of significant effects**

**5.352** Sites comprising the option "scattered approach" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community.

**5.353** A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. However this option also includes some sites comprising a small scale extension to the south west, where there is an existing cluster of schools and this may contribute to "school run congestion" issues in this part of the town. All of the sites comprising this option could deliver development within 500m of a bus stop and all but three are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling



and reducing the need to travel by car. However sites CH081, CH128 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments.

**5.354** There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve.

**5.355** This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020, CH81 and CH132 all of which are partly located within a flood zone 3 area; and site CH085A that is partly within flood zone 2.

**5.356** Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D, and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset.

**5.357** Likely negative effects on landscape character have also been identified; sites CH075A, B and C, CH081, CH085A and D, CH128 and CH132 are all greenfield sites outside the current development boundary; sites CH075A, B and C lie in the area identified as "important landscape setting to settlement, where impacts may be most significant. Site CH128 has been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances.

**5.358** The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments

### **Mitigation measures proposed**

**5.359** It is possible that likely significant effects identified via the SA can be mitigated. To assist this, the following measures have been identified during the appraisal of alternative development approaches. These recommendations will be included in the review of policies undertaken as part of Local Plan preparation.

**5.360** Local Plan policies should help to ensure that:

- Good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
- The needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.
- New developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
- New developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.

- Developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package.
- New developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.
- Impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
- Geologically important sites are afforded protection and enhancement.
- Support is provided for waste minimisation.
- The character of towns / villages; heritage and archaeological assets along with their settings are protected and enhanced.
- The character and appearance of the landscape including historic landscape and other natural assets and resources are protected and enhanced.
- Support is given to sustainable economic growth; tourism and the visitor economy; and the vitality and viability of town and village centres.

### Recommended preferred option and options dismissed

Options proposed for dismissal	Rationale
Option 1: Northern focus	<p>The option could be expected to:</p> <ul style="list-style-type: none"> <li>• Make a significant contribution to meeting the housing needs of the whole community;</li> <li>• Provide opportunity for delivering a new school in the north of the town where educational facilities are currently lacking; and</li> <li>• Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities.</li> </ul> <p>However the the cumulative impacts of development could result in:</p> <ul style="list-style-type: none"> <li>• Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated;</li> <li>• Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated; and</li> <li>• An increase in the risk of flooding.</li> </ul> <p>The option would not be expected to help deliver the southern link road.</p>
Option 2: South western focus	<p>The option could be expected to:</p> <ul style="list-style-type: none"> <li>• Make a significant contribution to meeting the housing needs of the whole community;</li> <li>• Provide opportunity to deliver the southern link road; and</li> <li>• Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities.</li> </ul>

Options proposed for dismissal	Rationale
	<p>However the the cumulative impacts of development could result in:</p> <ul style="list-style-type: none"> <li>• Additional town centre congestion from focusing journeys to school in one part of the town;</li> <li>• Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated (the effects are less significant than under option 1);</li> <li>• Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated;</li> <li>• Requirement to consider release of sites from the Green Belt; and</li> <li>• An increase in the risk of flooding (the effects are less significant than under option 1).</li> </ul> <p>The option would not be expected to help spread location of key sites (such as a new school) to the north of the town.</p>
Option 3: Scattered approach	<p>The option could be expected to:</p> <ul style="list-style-type: none"> <li>• Make a significant contribution to meeting the housing needs of the whole community;</li> <li>• Provide opportunity for delivering a new school in the north of the town where educational facilities are currently lacking; and</li> <li>• Deliver new development within 500m of a bus stop and largely within 1,200m of the town centre, providing good access to services and facilities.</li> </ul> <p>However the the cumulative impacts of development could result in:</p> <ul style="list-style-type: none"> <li>• Town centre congestion from journeys to school arising from small scale extension to the south west where existing schools are located;</li> <li>• Disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated (the effects are less significant than under option 1);</li> <li>• Harm or loss to the significance of designated heritage assets that could not be reasonably mitigated;</li> <li>• Negative impact on the landscape setting to the settlement;</li> <li>• Requirement to consider release of a site from the Green Belt; and</li> <li>• An increase in the risk of flooding (the effects are less significant than under option 1).</li> </ul> <p>The option would not be expected to help deliver the southern link road.</p>

Table 5.6 Development approach options dismissed following appraisal

## Next steps

## 6 Next steps

**6.1** This is an Initial Sustainability Appraisal Report and the process of assessing Local Plan policies and site allocations will continue after the results of this public consultation stage have been taken into account. The results of the public consultation will inform the next iteration of the sustainability appraisal.

**6.2** These findings will be published in the next stage of the sustainability appraisal that will accompany the Local Plan Submission document. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Local Plan.

**6.3** The next iteration of the sustainability appraisal will also include an Equalities Impact Assessment.

## 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

Score	
?	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

**7.6** The assessment matrix used for appraisals is set out below.

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



SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	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>	<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>
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,</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
	employment, shopping and other key services and facilities.	Distance of the site from a town or settlement centre.	
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>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>	
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>Mainly influenced by development design.</p> <p>Factors considered:</p> <p>Is site within or adjacent to settlement; or remote from settlement centre?</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>Some dependency on the implementation of other policies.</p> <p>Factors considered:</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	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>	<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>	
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>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> <p>Is development of the site likely to impact on the District's Green Infrastructure or Ecological Network, either in a positive or negative way?</p>	
<b>ENVIRONMENTAL</b>			

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

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

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
		Findings from Ecological Study and HRA.	
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>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> <p>Does the site include notable geological features?</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>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>	
13. To protect and enhance the character	<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</li> </ul>	<p>Factors considered:</p> <p>Does the site contain, or provide the setting to, a nationally important archaeological site (Scheduled Monument)?</p>	

SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	Overall assessment
of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>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>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> <p>Is the site on the edge of a Conservation Area?</p> <p>Does the site contain or form the setting of a listed building?</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>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>	



SA Objective	Assessment Criteria - Does the site ...?	Commentary on likely nature of effects of site allocation on SA Objective	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>	<p>Factor considered:</p> <p>Distance to town, local centre or village shop.</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>Factors considered:</p> <p>Will the site provide employment?</p> <p>Will there be a loss of land that currently contributes to employment?</p> <p>Findings from ELR.</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>Factor considered:</p> <p>Distance to a key employment site.</p>	
<b>Summary of overall assessment and likely significant effects:</b>			



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

Table 7.2 Methodology for assessment of site options

## 7.1 Leek

### Sites (10+ dwellings) – within the Development Boundary

#### LE022

SA Objective	Assessment Criteria - Does the site (LE022),...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 south east edge. The development of greenfield land adjacent to the open countryside has the scope to reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions.	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	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 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 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 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.	+
<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 is 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 (LE022)...?	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 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> <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 urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (LE022)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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>  The proposed delivery of circa 16 dwellings is considered to have a positive effect. The site is also accessible to existing services and facilities which is likely to have a positive effect, as could the site's low ecological importance. However, the development of greenfield land is assessed as having a negative effect, as could the site's proximity to historic assets and the inaccessibility of existing areas of employment.			

Table 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
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 town centre of Leek, although it is also located on the settlement boundary. The redevelopment of this greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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. It should be noted that the site is in proximity to Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 site is within 800m of a GP surgery and could have good access to the open countryside as the site is also on the edge of the settlement boundary. It could be considered that the development of this site could have a positive effect on health. It should be noted that the site is in proximity to Leek Moorlands Hospital. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 28 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 (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>		
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 Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has broadleaved woodland, dense scrub and tall ruderal vegetation which are connected to semi-natural broadleaved woodland and running water habitats, which form an important potentially biodiverse mosaic as part of Ladydale SBI and therefore has been deemed to have ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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	<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 150m of two grade II listed assets within the town centre of Leek. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration	-/?

SA Objective	Assessment Criteria - Does the site (LE037A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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 effects on landscape character. Proposal specific information 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 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

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

Table 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
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>	of the site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of designated open space and help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 800m of the town centre of Leek and a GP surgery and adjacent to the open countryside this should reduce the need to travel within the town. However, the site is relatively inaccessible at present, although the sites is linked to a number of other sites which could provide access. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			

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>	The development of 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 borders Brough Park Fields (LNR), a County Site of Biological Interest for its grassland areas. It could be considered that the development of this site could lead to short-term disturbances of this habitat and possibly long term also. This could therefore have an adverse effect on the District's Green infrastructure network. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve 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 could not result in the loss of best and most	-



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.	
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
		could detract from this. Overall, this site has been assessed as having a neutral 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 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
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 outside of both the existing village boundary and also the draft new town boundary for Leek. The development of greenfield land adjacent to the open countryside has the scope to reduce the quality of Green Infrastructure of the Town. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	Although the site is outside of the settlement boundary for Leek, it can be considered that the site would be in proximity to a wide range of key services and facilities within Leek town centre. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 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.	+
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.	+



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 / 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 1,200m 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>	The site is over 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall with potential for supporting breeding birds, foraging bats and badger, but does form an important part of Ladydale SBI and therefore is attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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</li> </ul>	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	-/?

SA Objective	Assessment Criteria - Does the site(LE057)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	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 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 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(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>		
<b>Summary of overall assessment and likely significant effects:</b>			
The proposed delivery of circa 105 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment and services and facilities within the town. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's proximity to historic assets and the ecological importance of the site given the proximity to Ladydale SBI.			

Table 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
	<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 site is within 800m of a GP surgery but has relatively poor good access to the open countryside and areas of open space. It could be considered that the development of this site for could have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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>			



SA Objective	Assessment Criteria - Does the site(LE061)...?	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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 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 HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> </ul>	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,	++

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
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 mixed greenfield and brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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. It should be noted that the site is in proximity to Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 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.	+
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.	+

SA Objective	Assessment Criteria - Does the site(LE063)...?	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. Overall, this site has been assessed as having a significant positive effect on this 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>	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.	+
<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> <li>Offer opportunities to reduce risk of flooding e.g. 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(LE063)...?	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 1,000m of Brough Park Fields (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these could be limited. The Ecological Study (2015) notes that the site itself has buildings with bat potential, broadleaved woodland, dense scrub and tall ruderal vegetation which are connected to semi-natural broadleaved woodland and running water habitats, which form an important potentially biodiverse mosaic culminating in the site being attributed regional ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 and brownfield land. However the land has also been assessed as urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
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	<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 150m of two grade II listed assets within the town centre of Leek. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration	-/?

SA Objective	Assessment Criteria - Does the site(LE063)...?	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 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 effects on landscape character. Proposal specific information 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 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

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.	++
<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 could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and ecological importance of the site is likely to have a negative effect.			

Table 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
	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 11 dwellings and could not significantly contribute to housing in the District. Overall, this site has been assessed as having a neutral effect on this Objective.	0
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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site(LE064) ...?	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 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 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.	-
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 750m from Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these could be limited. The Ecological Study (2015) notes that the site has fairly low biodiversity overall, with fairly poor connectivity to more biodiverse habitats therefore is attributed low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 urban ALC land so development of this site could not result in the loss of best and most	-

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.	
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
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, 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 toward the edge of town, it is still within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 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.	+
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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings, and therefore also	++

SA Objective	Assessment Criteria - Does the site(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>	The site is over 800m away from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall and is deemed to have low ecological importance overall while being set within an urban environment with little connectivity to the wider countryside. The site is attributed district ecological importance as there is potential for buildings and a tree to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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	<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 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	-/?

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>	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 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>			
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



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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as could the development of urban ALC brownfield land, the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to historic assets and the ecological importance of the site is assessed as a negative effect.			

Table 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
	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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>			



SA Objective	Assessment Criteria - Does the site(LE076)...?	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 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 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 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.	-/?

SA Objective	Assessment Criteria - Does the site(LE076)...?	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 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 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> <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.	+

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

Table 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>			
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, 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 on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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, 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.	+

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 is 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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 100m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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	<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 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	--/?

SA Objective	Assessment Criteria - Does the site(LE091)...?	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>	this site could lead to the deterioration of these historical heritage assets. It should be noted that the site is within 400m of Dieu La Cres Abbey which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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



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.	++
<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, as could the site's proximity to services, facilities and existing areas of employment. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect.			

Table 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>	The location of this site, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, the site is in excess of 1,200m of a GP surgery and is in proximity to one of the most deprived LSOAs in the District, Leek North, which is in the 20% most deprived nationally. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+

SA Objective	Assessment Criteria - Does the site(LE106)...?	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 is 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 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.	+/?

SA Objective	Assessment Criteria - Does the site(LE106)...?	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 urban ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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.	-/?
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

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>			
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 settlement boundary of Leek, albeit on the edge. There is scope, due to the size of this site, that it could enable the enhancement of existing facilities and services within the town and also improve the social and environmental quality of the neighbourhood. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, 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.	+



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>	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 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 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.	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(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>	development of this site could lead to an increase in wastewater and reduction of natural 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 1,000m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site is very significantly and completely within Ladydale SBI. It has potential protected species present due to the intricate habitat mosaic present on the site and it is well connected to more biodiverse habitats and the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	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.	-
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, the site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE147)...?	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 100m of three grade II listed assets, including the Lady O'Th'Dale on the southern edge of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 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.	+

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.	++
<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 existing areas of employment. Similarly, the site is accessible to services and facilities which is likely to have a positive effect. However, the site's proximity to designated and historic assets is likely to have a significant negative effect. Similarly, the development of greenfield land, grade 4 ALC is assessed as being a negative effect.			

Table 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
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 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.	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, 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 on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site(LE243)...?	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 70 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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(LE243)...?	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 300m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The Ecological Study (2015) notes that the site is considered to have low ecological importance overall, however as the site is adjacent to Ball Haye Green Disused Tip SBI, there is potential to support reptile populations within refugia to the north of the site. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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</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.	-/?

SA Objective	Assessment Criteria - Does the site(LE243)...?	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 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>		
<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, as could the site's proximity to existing areas of employment. Similarly, the site has good accessibility to services and facilities which is likely to have a positive effect, as could the development of urban ALC brownfield land. However, the site's proximity to historic assets could have a negative effect. The site's proximity to a Local Nature Reserve is also assessed as being a negative effect.			

Table 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
	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 35 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 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.	-
<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>	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.	-
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 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.	-/?

SA Objective	Assessment Criteria - Does the site(LE249)...?	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 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.	+
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 close to, if not bordering, a grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage assets and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

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.	++
<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, 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.			

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>			
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>	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>● <del>Deliver development that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</del></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 on the edge of the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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, on the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site(LE259)...?	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 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 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 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> <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(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>	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 within 100m of Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have an effect on this asset, at least a short term disturbance of this habitat, if not long term. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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</li> </ul>	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	--/?

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>		
<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 services, facilities and existing areas of employment. However, the proximity to historic assets and a LNR are assessed as being significant negative effects. The development of greenfield land, grade 4 ALC land is assessed as being a negative effect.			

**Table 7.17**

## 7.1.1 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> <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 site is within 800m of a GP surgery and a number of areas of open space within the town. The development of this site for employment purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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(LE073)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The redevelopment of this site, a brownfield site, could be expected to have an effect on biodiversity in the short term, however there could be no long term effects. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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	<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 one grade II* listed asset and 12 grade II listed assets. It could be considered that the development of this site could affect the setting of these assets. It should be noted that the site	-/?



SA Objective	Assessment Criteria - Does the site(LE073)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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>	is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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(LE073)...?	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.	++
<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 development of brownfield, urban ALC land. However, the proximity to historic assets and a Local Nature Reserve are assessed as being negative effects.			

Table 7.18

## LE014 &amp; LE015

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	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>	It can be considered that this site may have a positive effect on the District's GI network given the adjacent area of Open Space and the mixed brownfield and greenfield nature of the site at present. Overall, the site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	<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 could be in proximity to a number of key facilities and services located within Leek town centre which could provide for any prospective residents. Similar, the mixed use nature of the site may also provide	++

SA Objective	Assessment Criteria - Does the site(LE014 & LE015),...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	new services and facilities on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 site is within 1,200m of a GP Surgery and adjacent to an area of open space. This should support healthy lifestyles and well-being for residents and support recreational activity and access to such facilities. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site(LE014 & LE015),...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 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 750m away from Ladderedge Country Park (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that although habitats on site are fairly species poor, there is a range of vegetation structure which could support reptile populations and provide habitat for foraging bats and owls and breeding birds. Biodiversity is likely to be accentuated by the adjacent similar habitat to the west and connective hedgerows; therefore the site is deemed to have ecological importance. As noted, the site is adjacent to an area of open space. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site(LE014 & LE015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 both brownfield and greenfield land. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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, urban ALC site could have a mixed effect on this objective due to the loss of existing buildings but also the scope for use of sustainable materials. Overall, this objective has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 heritage assets within 400m of the site. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 the landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE014 & LE015),...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 30 dwellings.			

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 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>	Regardless of the edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek High Specialist Technology School and Leek First School. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 site is within 800m of a GP surgery and a number of areas of open space within the town. The mixed use development of this should also have a positive effect on health, as could the nearby open space area to the east of the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>	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.	+
<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 is 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(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 750m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, though as there is 1 building present on site that could potentially support roosting bats the site is afforded ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 both brownfield and greenfield land. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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

SA Objective	Assessment Criteria - Does the site(LE067)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective with scope, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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(LE067)...?	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.	++
<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>			
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 and greenfield site could help to improve the social and environmental quality of the town centre, especially given the mixed use nature of proposed development. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	<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>	Given the town centre location of this site, it can be considered that the site would be in proximity to a wide range of key services and facilities. It should be noted that the site is in proximity to Leek First	++

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	School. 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> <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 site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 25 dwellings and could not contribute to the housing need of the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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.	+

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	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 over 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The redevelopment of the brownfield aspect of site could be expected to have an effect on biodiversity in the short term, however there could be no long term effects. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall with the main interest focused on the potential for the 6 buildings to support roosting bats, therefore the site is given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed	-/?



SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 both brownfield and greenfield land, similarly it is urban ALC. As such, the effect of development of this site against this objective would be mixed. Overall, the site has been assessed as having a neutral effect on this objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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>	This site includes two grade II listed buildings, London Mill and Cross Street Mills. Although dependent on specific proposal information, there is scope that development of this site could lead to the deterioration of cultural and historic heritage assets and their settings. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+

SA Objective	Assessment Criteria - Does the site(LE080, LE085, LE086 & LE252)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 accessibility of other services and facilities is likely to have a significant positive effect, as could the proposed delivery of circa 25 dwellings. However, the site includes two listed buildings which is likely to have a significant negative effect. The proximity of the site to a Local Nature Reserve which is likely to have a negative effect.			

Table 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 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 edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site(LE16)...?	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 21 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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(LE16)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 750m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall and is set within an urban environment which only has scattered trees as a habitat with no connectivity to the wider countryside which lowers the biodiversity potential of the area considerably. However, the presence of two buildings and two trees with potential to support roosting bats warrants the site being attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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(LE16)...?	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 three scheduled ancient monuments, one grade I listed asset, one grade II* listed asset and seventy seven grade II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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(LE116)...?	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, 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>			
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 boundary in the southern side of Leek along the A520. It is considered that given the size of the site, there is scope that, through developer contributions, development of the site could lead to an enhancement of existing, and possibly new, facilities and services. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all	<ul style="list-style-type: none"> <li>Deliver development that is likely to help remove or minimise any disadvantages suffered by</li> </ul>	The out of town location of this site means that the key services and facilities could be more than 800m away from the site. However, there	+



SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	is scope that, due to the size of The site, some services and facilities may be provided on site. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 site is within 1,200m of a GP surgery has good access to open space and is adjacent to woodland and the open countryside. This is expected to support healthy lifestyles within the District and especially for those residents and workers on the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 120 dwellings, and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 out of town centre location of this site means that access to sustainable forms of transport are limited, however there are bus stops nearby on the A520. The site is in proximity to a public right of way to the east of the site which should encourage walking and cycling within the District by workers and residents of the site. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 over 1,250m from Ladderedge County Park (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area but has had badger field signs recorded in one area, and is adjacent to a large area of semi-natural broadleaved woodland, Ladydale SBI and rough grassland to the south. Therefore the site is given ecological value as the site abuts Ladydale SBI / Ballington Wood. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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>	The site could result in the loss of greenfield land through development of the site. Similarly, the land is classified as grade 3 ALC land so it could result in the loss of the best and most versatile agricultural land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities to maximise the re-use of existing buildings?</li> <li>● Offer opportunities to increase the use of building materials from sustainable sources?</li> </ul>	Whilst this site could not result in the re-use of existing buildings, there is scope that development could use sustainable materials but also increase demand for local resources. Overall, this site has been assessed as having a neutral effect upon this Objective.	0
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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. Development of the site has the scope to lead to the deterioration of these assets, although this is uncertain until proposal specific information is available. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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, the greenfield nature of the site and how it borders natural woodland and open country side on its west side, there is scope that development of this site could have an adverse effect on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site(LE150)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 scale of development proposed by this site, circa 120 dwellings on a mixed use site, has the scope to significantly enhance the vitality and viability of the District's towns, notably Leek. This should also help to safeguard and improve shops and services. Overall, this site has been assessed as having a significant positive effect upon this Objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable locations?</li> <li>Help provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	As noted previously, given the scale of this site the scale of economic development through construction and also employment uses thereafter have the scope to encourage investment in businesses, people and infrastructure (through developer contributions) which could be expected to have a significant positive impact upon the local economy. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 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.			

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>	As the site is located on the edge of the town centre of Leek it could be considered that the redevelopment of this mixed brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 edge of town centre location of this site, it can be considered that the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 site is within 800m of a GP surgery and a number of areas of open space within the town. The mixed use development of this should also have a positive effect on health, as would the nearby open space area to the east of the site. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 contribute to the housing need of the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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. 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.	+
<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> <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(LE219)...?	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>	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 500m away from Brough Park Fields (LNR) and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall with extremely poor connectivity to the wider countryside, is set within an urban environment and only has one tree and species poor amenity grassland with no connectivity to the wider countryside. However, the tree and building have some potential to support roosting bats therefore the site is attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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	<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 one grade II* listed asset and 10 grade II listed assets. It is considered that the development of this site could affect the setting of these assets. It should be noted that the site is	-/?



SA Objective	Assessment Criteria - Does the site(LE219)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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>	within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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(LE219)...?	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.	++
<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>			
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	<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, the site would be in relatively proximity to a wide range of key services and facilities. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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 site is within 800m of a GP surgery, however there is limited access to nearby areas of open space within the town. The development of this site for both employment and residential purposes should also have a positive effect on health. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 within 500m Brough Park Fields (LNR) and, as such, there is scope that this site could have an effect upon its setting, albeit limited. The Ecological Study (2015) notes that the site has very low biodiversity value overall with extremely poor connectivity to the wider countryside and is set within an urban environment with no vegetative habitats present on site. The site is however afforded ecological importance due to potential for the building to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> </ul>	The site has been assessed as being a brownfield site, similarly it is classified as urban ALC land. As such, the development of this site	++

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	<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>	could avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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 two grade II listed assets and within 400m of four scheduled ancient monuments. The site is in proximity to a number of listed buildings including one grade II* listed building and fifty four grade II listed buildings. The Big Mill and the Front Boundary Wall of The Big. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. It should be noted that the site is within 400m of Leek Conservation Area which has been placed on the Heritage at Risk register by Historic England. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+

SA Objective	Assessment Criteria - Does the site(LE220)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 site has good accessibility to services and facilities and the development of brownfield, urban ALC land is likely to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The site's proximity to ecological importance is likely to have a negative effect.			

Table 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>			
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, 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 out of town location of this site means that the key services and facilities could be more than 800m away from the site. However, there is scope that, due to the size of the site, some services and facilities may be provided on site. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 site is within 1,200m of a GP Surgery and adjacent to an area of open space. This should support healthy lifestyles and well-being for residents and support recreational activity and access to such facilities. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+



SA Objective	Assessment Criteria - Does the site (Corrhill)...?	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 Cornhill Concept Plan within the Churnet Valley Masterplan SPD, it is considered that the site could accommodate circa 244 dwellings and could not significantly contribute to housing need in the District. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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.	++
<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>	Part of the site is located within flood zone 3 and an area which highlights that communities are at risk from fluvial flooding as noted in the SFRA. The development of this could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (Corrhill)...?	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>		
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.	+
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</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.	--/?



SA Objective	Assessment Criteria - Does the site (Corthill)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 250m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact upon the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 a mixed use site on the edge of the town centre has the scope to have a positive effect on the vitality and viability of Leek and the wider District, as new employment and residents could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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> </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	++

SA Objective	Assessment Criteria - Does the site (Corhhill)...?	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>	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

### 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>	The site is outside of the settlement boundary of Leek and separate from the town of Leek when considered independently, however other there could be linkages through other allocated sites. The development of this site, a mixed brownfield and greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 outside of the settlement boundary of Leek and is remote from the town. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through,	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+
<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/?

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water resources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas 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 1,250m 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.	-/?
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 greenfield and greenfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> </ul>	The development of this mixed greenfield and brownfield site could enable the re-use of existing buildings within the town centre.	+

SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	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
<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.	+



SA Objective	Assessment Criteria - Does the site(LE066)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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
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 mixed brownfield and greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 outside of the settlement boundary of Leek. The site would be within 1,200m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. It should be noted that the site is in proximity to Leek Moorlands Hospital. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

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.	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> </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>	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 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site is considered to have low overall ecological importance, with low potential to support protected species apart from roosting bats, with poor connectivity to more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 greenfield and brownfield land. However the land has also been assessed as grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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	<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(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>	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 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

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.	-
<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. Similarly, the site has low ecological value and has good accessibility to services and facilities which is likely to have a positive effect. However, the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 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
persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>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>	existing services and facilities being inaccessible. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	-

SA Objective	Assessment Criteria - Does the site(LE102)...?	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 is 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> <li>Offer opportunities to protect, maintain and improve the quality of water resources 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. However, the SFRA indicates that it is in an area which suggests communities may be at risk from fluvial flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 750m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with adjacent semi-natural broadleaved woodland. The site is considered to have ecological importance due to the presence of tree with bat roosting potential and the adjacent broadleaved woodland. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 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 adjacent to one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage asset and its setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

SA Objective	Assessment Criteria - Does the site(LE102)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 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 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 20 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land could have a significant negative effect, as could the site's proximity to historic assets. Similarly, the site is relatively inaccessible to services, facilities and areas of existing employment, has some ecological value which is likely to have a negative effect.			

Table 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>			
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 borders the settlement boundary of Leek. The development of this site, a greenfield site that is set within the open countryside could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 borders the settlement boundary of Leek. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. Overall, this site has been assessed as having a neutral effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is in excess of 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site(LE103)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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> </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>	However, the SFRA indicates that it is in an area which suggests communities may be at risk from fluvial flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 750m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 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	<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(LE103)...?	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 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 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

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.	-
<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. 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.			

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>	The location of this site, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. It should be noted that the site is in proximity to Leek Moorlands Hospital. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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>			

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>	The development of 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 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 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has very low biodiversity value overall in terms of area as it consists of species poor improved grassland, one small area of scattered scrub with one species poor hedgerow. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural	<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 (LE127)...?	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 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 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> <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	0

SA Objective	Assessment Criteria - Does the site (LE127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration although its location adjacent to the open countryside could detract from this. Overall, this site has been assessed as having a neutral effect on this Objective.	
<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
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. 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, 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 outside of the settlement boundary of Leek. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside the edge of the settlement boundary, should provide residents with good access to the open countryside and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 95 dwellings, and therefore also	++



SA Objective	Assessment Criteria - Does the site(LE128) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<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.	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(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>		
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 Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists solely of species poor improved grassland with one species poor hedgerow. Therefore the site has been deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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</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.	-/?



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>		
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 95 dwellings is considered to have a significant positive effect. Similarly, the site has low ecological value and good accessibility to services and facilities which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the proximity of the site to historic assets is likely to have a negative effect as well as the inaccessibility of existing areas of employment.			

Table 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 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>	-
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. 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
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, outside the edge of the settlement boundary, should provide residents with good access to the open country side and adjacent to an area of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 95 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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. 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 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LE140)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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 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 grade 4 ALC land so development of this site could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective.	-

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



SA Objective	Assessment Criteria - Does the site (LE140)...?	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 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>  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>			

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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. 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, 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 outside of the settlement boundary of Leek. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, 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.	+
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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 140 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this	++



SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
locations and including affordable / social /extra care housing.	<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>	site has been assessed as having a significant positive effect on this 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. 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 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.	+

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 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, 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.	-/?

SA Objective	Assessment Criteria - Does the site (LE142A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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> <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 (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> </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, 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 outside of the settlement boundary of Leek and is remote from the town. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Leek. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside the edge of the settlement boundary, should provide residents with good access to the open country side	+

SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. However, it should be noted that the supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand which may require additional investment through, for example, developer contributions. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+
<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 800m of the town centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (LE142B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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 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 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> </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.	-

SA Objective	Assessment Criteria - Does the site (LE142B)...?	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 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 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



SA Objective	Assessment Criteria - Does the site (LE142B)...?	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 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>  The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site good accessibility to services, facilities and areas of employment which is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land, the ecological importance of the site and the proximity to historic assets is likely to have a negative effect.			

Table 7.35

## LE143

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<b>SOCIAL</b>			

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <li>● Risk unacceptable light and noise pollution?</li> <li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and amenity that is likely to help remove or minimise 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 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>● 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 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.</p>	-
3. To improve health and reduce health inequalities.	<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. 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>	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	<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 190 dwellings and therefore also</p>	++

SA Objective	Assessment Criteria - Does the site (LE143)...?	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 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.	+
<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 could not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective..	+

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (LE143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 footfall. 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
<b>Summary of overall assessment and likely significant effects:</b>			
The proposed delivery of circa 190 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.			

**Table 7.36****LE143A**

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, 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 outside of the settlement boundary of Leek and is remote from the town. The site would be within 1,200m of a wide range of services and facilities and the town centre of Leek, however this may not effectively serve the needs of prospective residents. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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, 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	0



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>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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.	
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 135 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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. 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.	+

SA Objective	Assessment Criteria - Does the site (LE143A)...?	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.	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 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 1,250m from Brough Park Fields (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall but some connectivity to the wider countryside through hedgerows. Overall the site is attributed importance as there are two trees with potential to support roosting bats and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve 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.	-

SA Objective	Assessment Criteria - Does the site (LE143A)...?	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 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 two other grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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>			

SA Objective	Assessment Criteria - Does the site (LE143A)...?	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 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 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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 135 dwellings is considered to have a significant positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services, facilities and areas of existing employment.			

Table 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>			

SA Objective	Assessment Criteria - Does the site (LE253)...?	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 spaces?</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>● <del>Deliver development that helps to reduce fear of crime?</del> Help to improve health or access to health facilities? Help promote healthy lifestyles? Help to reduce health inequalities? Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> <li>● <del>Deliver development that helps to reduce fear of crime?</del> 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 on the edge of the settlement boundary and is more than 2,000m away from the town centre which could result in existing services and facilities being inaccessible and the needs of prospective residents not being addressed. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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, 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.	-
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	<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>	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.	+



SA Objective	Assessment Criteria - Does the site (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 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.	-
<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. 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>	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 (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 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 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.	--/?

SA Objective	Assessment Criteria - Does the site (LE253)...?	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 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 (LE253)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	The proposed delivery of circa 15 dwellings is considered to have a positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land, the proximity to historic assets is likely to have a negative effect as could the relative inaccessibility to services and facilities and the ecological importance of the site.		

**Table 7.38****Core Strategy Broad Area EM2 Leekbrook**

SA Objective	Assessment Criteria - Does the site (EM2)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 development of this site, a greenfield site outside the development boundary, could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 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.	+

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>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 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> <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>	The development of 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
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 in line with paras 7, 9, 17, 109, 114 and 117 NPPF; and also in relation to the Council's own Core Strategy Policy NE1. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site could not result in the loss of best and most	-



SA Objective	Assessment Criteria - Does the site (EM2)...?	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>	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 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.	-/?
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 from Combes Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (EM2)...?	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 Leekbrook and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable 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 Leekbrook as it could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <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. The site's accessibility to open space is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and the site is located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as being a negative effect, as could the site's proximity to historic assets and a partial SBI designation.			

Table 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>			
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. 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, 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 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.	-
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, 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.	+

SA Objective	Assessment Criteria - Does the site (ADD01)...?	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 location and size of this site, it is considered that the site could accommodate circa 25 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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.	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 (ADD01)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 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	<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 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	-/?

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

SA Objective	Assessment Criteria - Does the site (ADD01)...?	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 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.</p>			

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>			
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</li> </ul>	The site is located within the settlement boundary, albeit on the north west edge, the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Does the site have the potential to provide appropriate levels of infrastructure?</del> minimise 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>	Whilst the site is located on the edge of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, 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.	+

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>	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure 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 positive effect on this 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 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 (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 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.	-/?
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>	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.	++
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 (BD004) ...?	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 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 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. 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 proposed development of a residential site with good access to the town centre of Biddulph has scope to have a positive effect on the vitality and viability of Biddulph and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD004) ...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of 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>			
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 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>	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	++



SA Objective	Assessment Criteria - Does the site (BD016)...?	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>	High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 800m of the town centre of Biddulph and a GP surgery and near to the open countryside this should reduce the need to travel within the town. Similarly, the site is located near to a number of bus stops. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (BD016)...?	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 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 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 2,000m from Roe Park Woods 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 has been attributed a low ecological value in its potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural land?</li> </ul>	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	0

SA Objective	Assessment Criteria - Does the site (BD016)...?	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>	land. Overall, this 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>	The development of this brownfield and greenfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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.	+

SA Objective	Assessment Criteria - Does the site (BD016)...?	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 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 should deliver a quantum of housing, circa 20 dwellings which is likely to have a significant positive effect, as could the location of the site with regard to its proximity to services and facilities and areas of existing employment as well as the positive effect on the landscape. The site is located within the settlement boundary and has good accessibility to health care services and facilities. However, its proximity to heritage assets would have a negative effect.			

Table 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
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.	+
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 James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery and is adjacent to national route 55, part of the national cycle network. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (BD055)...?	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 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 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 would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 (BD055)...?	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 over 2,250m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site is set within a fairly urban environment with some connectivity to variable habitats within the wider countryside. The sum of habitats and their connectivity to more biodiverse habitats as well as the presence of buildings with potential to support roosting bats suggests that the site has ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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. 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	<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 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	-/?



SA Objective	Assessment Criteria - Does the site (BD055)...?	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>	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 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 (BD055)...?	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.	+
<b>Summary of overall assessment and likely significant effects:</b>  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.			

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>			
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.	+
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 English Martyrs Catholic Primary School and Kingsfield First School. It should be noted that education facilities and services within the town have adequate supply	++

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>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>	at present but it is expected to be outstripped by future demand. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. However, it should be noted that the site is within one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the lowest 20% in the UK. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (BD059)...?	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 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 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 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.	-/?
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> </ul>	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,	++

SA Objective	Assessment Criteria - Does the site (BD059)...?	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 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.	+/?
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.	+



SA Objective	Assessment Criteria - Does the site (BD059)...?	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 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 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>	The site is located within the settlement boundary and the redevelopment of this brownfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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> <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 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.	+
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 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.	++

SA Objective	Assessment Criteria - Does the site (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</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.	+
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 (BD101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	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.	
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>	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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 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> </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	++

SA Objective	Assessment Criteria - Does the site (BD101)...?	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 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 (BD101)...?	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 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.			

**Table 7.45****BD102**

SA Objective	Assessment Criteria - Does the site (BD102)...?	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 not adversely affected by natural light and noise pollution?</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.	+
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>Buildings and spaces that have 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 healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It	++



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>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a significant positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+



SA Objective	Assessment Criteria - Does the site (BD102)...?	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.	+
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 and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site is deemed to have ecological importance as the buildings could support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> </ul>	The development of this brownfield site could enable the re-use of existing buildings within the town centre. Dependent on proposal	+

SA Objective	Assessment Criteria - Does the site (BD102)...?	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>	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 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.	++
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 (BD102)...?	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.	++
<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 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.			

Table 7.46

## BD108

SA Objective	Assessment Criteria - Does the site (BD108)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (BD108)...?	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>	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, 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 James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery and is adjacent to national route 55, part of the national cycle network. However, it should be noted that this site is adjacent to one of the most deprived LSOAs in Staffordshire Moors, Biddulph East, which is in the most deprived 20% in England. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (BD108)...?	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 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 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 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 would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 (BD108)...?	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 over 2,250m from Roe Park Woods SSSI, the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, is set within a fairly urban environment with relatively good connectivity to the wider countryside. Nevertheless, as the site has good connectivity to other more biodiverse habitats, suitable reptile habitat and potential to support roosting bats the site is deemed as having ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The site has been assessed as being a brownfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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. 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	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	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	-/?



SA Objective	Assessment Criteria - Does the site (BD108)...?	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>	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 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 (BD108)...?	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.	+
<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 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.			

Table 7.47

## 7.2.1 Urban extension

### BD071, BD071A, BD106 & BD156

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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> <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 nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 265 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 is 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 (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas 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 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>	The site has been assessed as being a greenfield, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a negative effect on this Objective.	-
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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

SA Objective	Assessment Criteria - Does the site (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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.	++
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 (BD071, BD071A, BD106 & BD156)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>● Help meet the employment needs of local people?</li> <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

### 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 that they are not likely to help remove or minimise 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.	<ul style="list-style-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
4. To minimise opportunities for crime and reduce the fear of crime.		<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 (BD117)...?	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>	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.	-
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> </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 (BD117)...?	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>	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 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.	-/?
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
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 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,	+/?

SA Objective	Assessment Criteria - Does the site (BD117)...?	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>	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>			
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.	++

SA Objective	Assessment Criteria - Does the site (BD117)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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>			
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 within the settlement boundary and the redevelopment of this mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (BD076)...?	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 employees with good access to the nearby open space and countryside which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

SA Objective	Assessment Criteria - Does the site (BD076)...?	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 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> <li>Offer opportunities to protect, maintain and improve the quality of water resources 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 1,500m 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.	-/?

SA Objective	Assessment Criteria - Does the site (BD076)....?	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>	The site has been assessed as being a mixed brownfield and greenfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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. 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 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.	+/?
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 (BD076)...?	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 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 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 proposed delivery of a town centre employment site is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect.			

Table 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>			
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 mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> <li>● 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 and may provide additional services and facilities. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 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.	+
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.	+



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> <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 (BD076A)...?	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 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.	-/?
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>	The site has been assessed as being a mixed brownfield and greenfield site, similarly it is classified as urban ALC land. As such, the development of this site would avoid the loss of best and most versatile agricultural land. Overall, this site has been assessed as having a neutral effect on this Objective.	0
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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. 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</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.	+/?

SA Objective	Assessment Criteria - Does the site (BD076A)...?	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 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.	++
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.	++

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

**Table 7.51**

## 7.2.3 Sites within Green Belt

### BD062

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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.	-
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 outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities but not within 400m of the town centre of Biddulph. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 (BD062)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 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



SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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
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

SA Objective	Assessment Criteria - Does the site (BD062)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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>			
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.	-
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 Biddulph. The site would be within 800m of a wide range of services and facilities. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. Similarly, given the size of development proposed there is scope that additional key services and	+

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	facilities could be brought forward through developer contributions. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and is adjacent to national route 55, part of the national cycle network. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 120 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	!/?
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 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.	-/?
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 both grade 3 & 4 ALC	-/?

SA Objective	Assessment Criteria - Does the site (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	<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>	land so development of this site Could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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 within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (BD063A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 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 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.			

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>			
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.	-
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>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 any affordable homes. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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> </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 (BD064)...?	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>	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 both Gannister Quarry SSSI and Biddulph Valley Way (Whitemoor) (LNR) , the nearest designated asset and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However as the site has a potentially species rich hedgerow and tree with bat potential the site is given ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical	-/?

SA Objective	Assessment Criteria - Does the site (BD064)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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 (BD064)...?	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.	+
<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>			
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.	-
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>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective	+



SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 120 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			



SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	!/?
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 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.	-/?

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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

SA Objective	Assessment Criteria - Does the site (BD067A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 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 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.			

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>			
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.	-
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>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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.	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> </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 (BD067B)...?	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>	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 Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and poorly connected to the wider countryside, though the four trees with bat potential increases the ecological value of the site. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 grade I listed Biddulph Grange Garden. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical	-/?



SA Objective	Assessment Criteria - Does the site (BD067B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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 (BD067B)...?	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.	+
<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>			
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>	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	+

SA Objective	Assessment Criteria - Does the site (BD067C)...?	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>	the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 120 dwellings and therefore would not provide any affordable homes. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			

SA Objective	Assessment Criteria - Does the site (BD067C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 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 Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and is poorly connected to the wider countryside, however the site does have one tree that could support roosting bats therefore is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (BD067C)...?	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 listed Biddulph Grange Garden, circa 300m to the north of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of this historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 Chumet 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.	+



SA Objective	Assessment Criteria - Does the site (BD067C)...?	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 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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 120 dwellings is considered to have a significant positive effect. The site is accessible to existing services, facilities and areas of employment is likely to have a positive effect. However, the site's ecological value is considered to have a negative effect. Similarly, the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.			

Table 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>			



SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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.	-
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 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.	+
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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 70 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BD068)...?	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 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.	+
<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>	Part of the site is located within a flood zone 2 and 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 1,000m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that the site has been deemed to have ecological importance due to the presence of trees with bat roosting potential, potential reptile populations and good connectivity to other biodiverse habitats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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.	-/?

SA Objective	Assessment Criteria - Does the site (BD068)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	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 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>			
The proposed delivery of circa 70 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities which is likely to have a positive effect. However, the site's is partly located within a flood zone which is likely to have a significant negative effect. Similarly, the ecological value is considered to have a negative effect, as could the development of greenfield land, grade 4 ALC and the site's proximity to heritage assets is also assessed as having a negative effect.			

**Table 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>	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 outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and facilities and the town centre of Biddulph. For example, the site is in proximity to Biddulph High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0



SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 1,200m of the town centre of Biddulph but more than 1,200m from a GP surgery. The site is within the open countryside which should increase access to the towns Green Infrastructure. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+
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 Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. The Ecological Study (2015) notes that it was difficult to ascertain the biodiversity value of the site without full access. The areas of semi-natural broadleaved woodland could also potentially contain badger setts. As a preliminary assumption due to lack of a full survey the following surveys / actions are at least recommended: An Extended Phase 1 Habitat Survey including assessment of bat roost potential within trees and buildings, badger survey, open water assessment and noxious weed survey as part of the walkover survey. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having an uncertain effect on this Objective until further surveys are carried out.	?

SA Objective	Assessment Criteria - Does the site (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 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. 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 grade II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (BD069)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 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 30 dwellings is considered to have a significant positive effect. The site is also accessible to existing employment areas which is likely to have a positive effect. However, the site's proximity to historic assets is assessed as having a significant negative effect. The development of greenfield land is also assessed as having a negative effect.			

Table 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</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, 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 outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities and is adjacent to national route 55, part of the national cycle network. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (BD083)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 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> <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 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
	<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>		
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 1,000m 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>	-/?
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 /	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of</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</p>	-/?



SA Objective	Assessment Criteria - Does the site (BD083)...?	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>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>	on South Side, a scheduled monument and seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

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

Table 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>			
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.	-
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 is outside of the settlement boundary of Biddulph. The site would be within 800m of a wide range of services and facilities	+

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>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>	but not within 400m of the town centre of Biddulph. For example, the site in proximity to Woodhouse Middle School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

SA Objective	Assessment Criteria - Does the site (BD087)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 1,000m of Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have an effect, albeit limited, on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the species poor grassland area, but has been assigned ecological value due to the potential presence of reptile populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (BD087)...?	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, three grade II* listed assets, a scheduled monument and twenty five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 Chumet 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



SA Objective	Assessment Criteria - Does the site (BD087)...?	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 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.	++
<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
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 access to levels of amenity to help remove or minimise 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>	-
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>Does the site have the potential to help improve equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities?</del></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 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.	<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
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 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>	++

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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, 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.	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 would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 over 2,500m from both Roe Park Woods SSSI and Whitfield Valley (LNR), the nearest designated assets, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats, and therefore is given a low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</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	+/?

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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>	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 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 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

SA Objective	Assessment Criteria - Does the site (BD109 & BD118)...?	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 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>			
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 opportunities for 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.	-
2. To advance equality of opportunity between all persons and eliminate social	<ul style="list-style-type: none"> <li>Build capital assets to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective	+



SA Objective	Assessment Criteria - Does the site (BD110)...?	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>	residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			



SA Objective	Assessment Criteria - Does the site (BD110)...?	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 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.	!/?
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 2,250m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site supports low biodiversity and poor connectivity therefore is attributed a low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 (BD110)...?	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 from any historical heritage assets, the nearest designated asset is grade I listed Biddulph Grange Garden which is circa 950m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this, or other, historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (BD110)...?	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 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 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. The site is also accessible to existing services, facilities and areas of existing employment as well as being located away from historic assets and a SSSI and LNR, as well as the site's low ecological value is likely to have a positive effect. However, the development of greenfield land is assessed as having a negative effect.			

Table 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>		

SA Objective	Assessment Criteria - Does the site (BD131B)...?	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 <del>superior facilities 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>	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>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>	As noted, the site is outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and facilities and the town centre of Biddulph. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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, on the border of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery and in proximity to Knypersley Sports Club. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	++

SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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> <li>Offer opportunities to protect, maintain and improve the quality of water resources 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	<ul style="list-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 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development	0



SA Objective	Assessment Criteria - Does the site (BD131B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	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.	
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 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. 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 II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 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 (BD131B)...? 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. 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.	++
<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, 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.			

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>	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, 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>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Oxhey First School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 40 dwellings, and therefore also	++

SA Objective	Assessment Criteria - Does the site (BD134)...?	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 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 is 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 (BD134)...?	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 over 2,250m from Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that apart from roosting bats the site has little potential to support protected species and is poorly connected to the wider countryside, however the presence of six mature trees that have potential to support roosting bats elevates the site's ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is more than 400m from any historical heritage assets, the nearest designated asset is grade I listed Biddulph Grange Garden which is circa 1,100m to the north of the site. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this, or other, historical	+/?

SA Objective	Assessment Criteria - Does the site (BD134)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+
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> </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 (BD134)...?	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>		
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. The site is also accessible to existing services, facilities and existing areas of employment is likely to have a positive effect, as could its distance away from historic assets. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the ecological value of the site.			

Table 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>			
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>● Help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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, outside of the settlement boundary, should provide residents with good access to the open countryside and help	+



SA Objective	Assessment Criteria - Does the site (BD138A)...?	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>	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 90 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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.	+

SA Objective	Assessment Criteria - Does the site (BD138A)...?	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.	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.	+
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 1,000m from Gannister Quarry SSSI, the nearest designated asset land, as such, is considered to have no effect on these asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is directly adjacent to a housing estate and species poor grasslands, and poorly connected to the wider countryside which reduces the value of the site as a whole to bats and other species of wildlife. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve 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.	-

SA Objective	Assessment Criteria - Does the site (BD138A)...?	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.	-
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>			
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 (BD138A)...?	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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 90 dwellings is considered to have a significant positive effect, as could the site's proximity to existing areas of employment. The site is also accessible to existing services and facilities is likely to have a positive effect, as could its low biodiversity value of the site. However, the development of greenfield land, grade 4 ALC is assessed as having a negative effect, as could the site's location near to historic assets.			

Table 7.66

## BD138B

SA Objective	Assessment Criteria - Does the site (BD138B)...?	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 (BD138B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	Whilst the site is located on the outside of the settlement boundary, it is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	++
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.	+



SA Objective	Assessment Criteria - Does the site (BD138B)...?	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 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 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 Biddulph Valley Way (Whitemoor) (LNR), the nearest designated asset, and, as such, is considered that development could have an effect, albeit limited, on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands. However, the site has a species rich hedgerow which elevates the site's ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (BD138B)...?	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
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

SA Objective	Assessment Criteria - Does the site (BD138B)...?	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 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, 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 east edge of Biddulph. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (BD144)...?	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 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, 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> <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 (BD144)...?	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 over 2,250m from both Roe Park Woods SSSI and Whitfield Valley (LNR), the nearest designated assets, and, as such, is considered to have no effect on these assets. The Ecological Study (2015) notes that the site mostly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However as the site has six mature trees on site or immediately adjacent that have potential to support roosting bats the site is deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</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	+/?



SA Objective	Assessment Criteria - Does the site (BD144)...?	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>	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 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 (BD144)...?	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 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 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,</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	-

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>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>	be outstripped by future demand. Overall, this site has been assessed as having a negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 2,000m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 this site, it is considered that the site could accommodate circa 159 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	-
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (ADD02)...?	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 more than 2,000m from the town centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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.	+
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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 159 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. The site's location away from designated and historic assets is likely to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 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>			
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 amenity and are not adversely affected 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>	-
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 improves access to health facilities?</li> <li>● Help to improve health and 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>	+
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 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>	+
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 (ADD03)...?	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 372 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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 would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 (ADD03)...?	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 over 1,250m from Roe Park Woods SSSI and Gannister Quarry SSSI, the nearest designated assets, and, as such, is considered to have no effect on these assets. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 grade 4 & urban ALC land so development of this site Could not result in the loss of best and most versatile land. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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</li> </ul>	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.	--/?

SA Objective	Assessment Criteria - Does the site (ADD03)...?	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 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 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.	+

SA Objective	Assessment Criteria - Does the site (ADD03)...?	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 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 disadvantaged people?</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>● Support to disadvantaged 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 outside of the settlement boundary of Biddulph. The site would be within 1,200m of a wide range of services and facilities and the town centre of Biddulph. For example, the site is in proximity to James Bateman Junior High School and Knypersley High School. It should be noted that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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, 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	+

SA Objective	Assessment Criteria - Does the site (ADD04)...?	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>	additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure 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 is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. 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>	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.	++
		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 is 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/?



SA Objective	Assessment Criteria - Does the site (ADD04)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 within 2,000m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered that development could have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (ADD04)...?	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 borders grade II* Knypersley Hall and one grade II listed asset, Stables, Coach Houses including Coachman's Cottage and Lodge North of Knypersley Hall as well as being within 400m of seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

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.	++
<b>Summary of overall assessment and likely significant effects:</b> The proposed delivery of circa 1,070 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 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 / 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>	The outcome of this assessment could be dependent on implementation and site specific detail. Overall, 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 borders Cecilly Brook (LNR), a 1.25km stretch of Cecilly Brook through Cheadle which is one of the most important sites for water voles in Staffordshire. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However, the presence of species rich hedgerows and bat potential trees warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria -Does the site (CH002A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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.	++
<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, as could the site's proximity to health care services and facilities and areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within flood zone 2 and 3 which is likely to have a significant negative effect, as could the development of grade 3 ALC land and the site's proximity to designated assets.			

Table 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
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 deliver green infrastructure?</li> <li>● Deliver green infrastructure to help remove or minimise 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 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>	+
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 green infrastructure to help remove or minimise 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>	++
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 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>	+
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 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>	++

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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.	+
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 100m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead	--/?

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential to support protected species although the habitats are fairly species poor but are well connected to other more biodiverse habitats. As the site has buildings with potential to support roosting bats and a species rich hedgerow the site has been attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 and greenfield land. However, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	-/?
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>● Offer opportunities to reduce waste generation?</li> <li>● Offer opportunities 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.	+
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 550m away from a historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria -Does the site (CH002B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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>			
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>			



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
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. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 55 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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.	+

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>	The outcome of this 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>	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 1,000m from Cecilly Brook (LNR, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside, combined with the complex nature and size of the site warrants the site to be attributed ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 55 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is partly within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as could the site's ecological importance.			

Table 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
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 within the settlement boundary of Cheadle. The development of this site, a greenfield site could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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> <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.	+



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 / 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>		
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 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>	-/?
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 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 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
	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 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
18. To encourage and support a high and stable level of 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 1,000m of existing areas of employment within the town or District and, as such, would provide sufficient accessible employment opportunities for prospective residents. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<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. Similarly, the site's distance away from historic assets is likely to have a positive effect as could the accessibility to services, facilities and areas of existing employment. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The ecological value of the site is likely to have a negative effect.			

Table 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
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>	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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	!/?
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 60m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential to support protected species although the habitats are species poor but are well connected to other more biodiverse habitats. Therefore the mosaic of habitats and trees with bat potential constitute the site being given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain	--/?



SA Objective	Assessment Criteria - Does the site (CH006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 500m away from two grade II listed assets. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+



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>			
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 mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within circa 85m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall and is set within a mainly urban environment with some connectivity to the wider countryside through a species rich hedgerow. The combination of the species rich hedgerow and buildings/ tree with bat potential constitutes the site as having ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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>	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 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 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>			
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 (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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The site's accessibility to services, facilities and areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 16 dwellings is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's proximity to historic assets is likely to have a negative effect.			

Table 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
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 on the edge of the town centre, is within 400m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site, the site borders The Cheadle Academy and is within proximity of other primary and secondary schools. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 400m of the town centre of Cheadle and adjacent to an area of open space as well as 800m from a GP surgery which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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 within 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has two trees and four buildings which are considered to have bat roosting potential, and species poor hedgerows which are fairly isolated from other habitats. The site has therefore been deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 thirty eight grade II listed assets and one grade I listed asset, the Roman Catholic Church of St. Giles. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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>			
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, 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>	The site is within 400m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 32 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 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. It should be noted that the site is within 100m of a candidate AQMA. Overall, this site has been assessed as having a negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	<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 (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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 400m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site itself has two trees and four buildings which are considered to have bat roosting potential, and species poor hedgerows which are fairly isolated from other habitats. The site has therefore been deemed to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+

SA Objective	Assessment Criteria - Does the site (CH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 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> <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>			
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 (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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 32 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the development of brownfield land. However, the ecological value of the site and its proximity to a LNR, candidate AQMA and historic assets is likely to have a negative effect.			

Table 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
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 the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 800m of the town centre of Cheadle and in proximity to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH020)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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
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 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 site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 600m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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>			
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 mixed brownfield and greenfield site could help to improve the social and environmental quality of the town centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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>	development of this site could lead to an increase in wastewater and reduction of natural 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 borders Cecilly Brook (LNR), a 1.25km stretch of Cecilly Brook through Cheadle which is one of the most important sites for water voles in Staffordshire. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has potential for protected species to be present mainly due to the proximity of the mosaic of stream habitats and good connectivity Cecily Brook Local Nature Reserve and the wider countryside, therefore is given ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (CH024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 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>			
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 (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

#### 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>	The site is located within the settlement boundary, albeit on the north east edge. The development of this site, a greenfield site, could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 the settlement boundary and is within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. Given the size of this site, there is scope that development could lead to additional services and facilities including health care. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. Again, given the size of this site, there is scope that development could lead to additional services and facilities including health care. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen	+

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 240 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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/?

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water resources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas 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 within 400m of Cecilly Brook (LNR), the nearest designated asset. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and fairly poorly connected to other more biodiverse habitats, therefore the site is attributed low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (CH001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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.	+
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 (CH001)...?	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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 240 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. Similarly, the site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.			

**Table 7.82**

### 7.3.2 Other uses

#### Plus Core Strategy Broad Area EM1 - CH127

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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> <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 the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0



SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 is 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>	As the site is located outside 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 (CH127)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has species poor habitats present on site; however the surrounding habitats are potentially biodiverse and reptiles could be found along the sites boundaries, especially to the north and west. Therefore the site is given ecological importance due to its species rich hedgerow and potential to support reptile populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 site has been assessed as having a significant positive effect on this objective.	++

SA Objective	Assessment Criteria - Does the site (CH127)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 town centre has the scope to have a positive effect on the vitality and viability of Cheadle and the wider District, as new employment could be expected to increase footfall in the nearby town centre. Overall, this site has been assessed as having a significant positive effect on this objective.	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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, 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.			

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
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 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>	The site is located within 2,000m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective, with scope for negative effects.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

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>		
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 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>	+/?
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 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>	+
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 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 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
	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 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 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 Cheddle 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> </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 (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>		
<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 low ecological value of the site, the development of brownfield land and its location away from historic assets is likely to have a positive effect.			

Table 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>	The site is within the settlement boundary of Cheadle, albeit near to the south west edge. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the supply	+

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	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> <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 the open countryside and help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (CH143)...?	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 circa 750m away from a grade II historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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	+



SA Objective	Assessment Criteria - Does the site (CH143)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
<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

#### 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> <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 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 90 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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>			
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 (CH073A)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 in proximity to Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that despite ponds being located in proximity there have been no European protected species recorded within 2km. The site has low potential to support protected species as the habitats are species poor but not connected to Hales Hall Pool LNR. However, the site is connected to other habitats by the species rich hedgerow and trees with bat potential which enables the site to be attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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> </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	0

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>Offer opportunities 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 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>			
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 (CH073A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 90 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The ecological value of the site and its location near to a LNR and historic assets is likely to have a negative effect.			

Table 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
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 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 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

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 / 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>		
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 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>	--/?
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 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>	+/?

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

Table 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
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> <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 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 methodology, it is considered that the site could accommodate circa 90 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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.	+



SA Objective	Assessment Criteria - Does the site (CH073C)...?	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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 within 200m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 500m of one grade II* listed asset and one grade II asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

SA Objective	Assessment Criteria - Does the site (CH073C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 90 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 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>			
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 outside of the settlement boundary, albeit with a small part of the site abutting the settlement boundary, within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 300m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 circa 700m of one grade II listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical	+/?



SA Objective	Assessment Criteria - Does the site (CH073D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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 residential use of this site limits the effect that it can have on investment in culture and tourism within the town and wider district. However, the increased population of both the town and District may have a positive effect. Similarly, the site is located within the Churnet Valley Area as an area for sustainable tourism and rural regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 (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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 77 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's location near to a LNR is likely to have a negative effect.			

Table 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
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> <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 neutral effect on this Objective.	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>	This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure 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 140 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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.	+

SA Objective	Assessment Criteria - Does the site (CH073E)...?	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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 within 400m of Hales Hall Pool (LNR) and Cecilly Brook (LNR), the nearest designated assets. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 550m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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



SA Objective	Assessment Criteria - Does the site (CH073E)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 140 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the remote nature of this site within the open countryside. The site's inaccessibility to areas of existing employment and proximity to designated assets is likely to have a negative effect.			

Table 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>			
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.	+
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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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 (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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 250m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has fairly poor biodiversity and is poorly connected to other more biodiverse habitats. However, the site has a species rich hedgerow so therefore is afforded ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<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 circa 600m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development	+/?

SA Objective	Assessment Criteria - Does the site (CH075A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	<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.	+
<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 as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's location near to a Local Nature Reserve.			

Table 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
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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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.	+



SA Objective	Assessment Criteria - Does the site (CH075B)...?	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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in 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 400m of Cecilly Brook (LNR), the nearest designated asset. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH075B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 500m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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

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.	-
<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 services and facilities is likely to have a positive effect as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's proximity to designated assets. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 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>			
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.	-
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> <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 site is located within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within circa 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (CH075C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 125 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and the site's proximity to designated assets is assessed as having a significant negative effect. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 7.93

## CH075D

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>	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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

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>	The development of 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.	+
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 150m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site has district potential to support protected species despite the majority of the area being species poor habitats. However, the site is connected to other more biodiverse habitats, has a small pond and a large quantity of trees with potential to support roosting bats and therefore as a whole is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH075D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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



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.	+
<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. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land and proximity to designated assets is assessed as having a significant negative effect.			

Table 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>			
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 edge of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	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 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>	The development of this site could lead to an increase in 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 Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 75m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and	-/?

SA Objective	Assessment Criteria - Does the site (CH076A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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.	-
<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's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to designated and historic assets and the inaccessibility of areas of existing employment is likely to have a negative effect.			

Table 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
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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 1,200m of the town centre of Cheadle and a GP surgery and within the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (CH076B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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
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 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
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 limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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	+

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
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 edge of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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> <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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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.	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>	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--



SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 200m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Report (2015) notes that the site has very good potential for protected species to be present due to the habitat mosaic and good connectivity to other habitats, therefore is attributed ecological value. The site may be considered for classification as an SBI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 50m of one grade II* listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and	--/?



SA Objective	Assessment Criteria - Does the site (CH077A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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.	-
<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's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3 and proximity to historic assets. Additionally, the site has ecological value and may be classed as a Site of Biological Importance which has a significant negative effect. The inaccessibility of areas of existing employment is likely to have a negative effect.			

Table 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
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 east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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, the site is more than 1,200m from the town centre and a GP surgery and near to the open country side and an area of open space and a number of bus stops. Similarly, the development of this site may lead to the provision of additional public transport services. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 circa 400m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Report (2015) notes that the site has very good potential for protected species to be present due to the habitat mosaic and good connectivity to other habitats, therefore is attributed ecological value. The site may be considered for being classed as an SBI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been	--/?

SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		assessed as having a significant negative effect on this Objective. however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 400m of one grade II* listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage asset. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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



SA Objective	Assessment Criteria - Does the site (CH077B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 105 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. Additionally, the site has ecological value and may have potential for classification as a Site of Biological Importance which has a significant negative effect. The site's location near to historic assets is likely to have a negative effect, as could the inaccessibility of areas of existing employment.			

Table 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>			
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>	As noted, the site is located on the outside of the settlement boundary on the north east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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.	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 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>	The development of this site could lead to an increase in 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 400m of Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 one grade II listed assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting	-/?

SA Objective	Assessment Criteria - Does the site (CH080)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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.	+
<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. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could the site's partial location within flood zone 2 and 3. The site's location near to a Local Nature Reserve and historic assets is likely to have a negative effect.			

Table 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
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 on the outside of the settlement boundary on the north east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 1,200m of the town centre of Cheadle and a GP surgery and adjacent to an area of open space which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (CH08*)...?	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 (CH084)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
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 450m from one grade II* listed asset and one grade II listed asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective.	0
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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>			
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 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 on the edge of the town centre, is within 1200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 is 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>	The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a negative effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats present on site are species poor and have poor boundary habitat and connections to other more biodiverse habitats. However, the site is attributed ecological value due to the two trees present on site that have been deemed capable of supporting roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (CH085A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 600m away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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.	+
<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. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect as could part of the site's location within flood zone 2. The site's ecological value is likely to have a negative effect.			

Table 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
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 on the edge of the town centre, is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 adjacent to the open countryside which should reduce the need to travel within the town. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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>	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 1,000m away from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and moderately connected to other more biodiverse habitats. The site is therefore given low ecological value as the species rich hedgerow is defunct. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CH085B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 600m away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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>			
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 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 on the edge of the town centre, is within 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>	As the site is located outside 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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are species poor and moderately connected to other more biodiverse habitats. The site is therefore given low ecological value as the species rich hedgerow is defunct. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (CH085C)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 away from one grade II listed historical heritage asset. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a neutral effect on this Objective.	0
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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.	+
<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. Similarly, the site's accessibility areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect.			

Table 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
persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	can be found here that could serve prospective residents of the site. For example, the site is in proximity to Moorlands Sixth Form. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 1,200m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 115 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			



SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	!/?
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 within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are mainly species poor and moderately connected to other more biodiverse habitats. However the species rich hedgerow and tree with bat potential warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (CH085D)...?	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 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
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 away from two grade II listed historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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	+

SA Objective	Assessment Criteria - Does the site (CH085D)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
<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
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>	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 165 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	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>	Part of the site is located within a flood zone 2 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--



SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 over 1,000m away from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (CH093)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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
18. To encourage and support a high and stable level of 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 (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
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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 38 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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

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>	The outcome of this 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.	+
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 Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) noted that the site has potential to support some protected species although the habitats are fairly species poor but are well connected to other more biodiverse habitats. The presence of a species rich hedgerow and trees with potential to support roosting bats warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	--/?

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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 38 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.			

Table 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
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.	+
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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

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 / 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>		
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 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>	-/?
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 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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's ecological value and proximity to a Local Nature Reserve is likely to have a negative effect.			

Table 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
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 east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 28 dwellings, and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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



SA Objective	Assessment Criteria - Does the site (CH128)...?	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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 within 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site is large enough to potentially support small mammals that could provide food for owls and raptors as well as supporting ground nesting birds. However, this former woodland site has species poor habitats and floral diversity and therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (CH128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 historical heritage assets. Although dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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>			
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 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> <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 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 120 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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>			
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 (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>	The outcome of this 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.	+
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 Hales Hall Pool (LNR), the nearest designated asset. It could be considered that development of this site could lead to short-term disturbances of this habitat and possibly long term also. This would therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. However, the presence of species rich hedgerows and bat potential trees warrants the site being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	--/?



SA Objective	Assessment Criteria - Does the site (CH129)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 550m of one grade II* listed asset and one grade II asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 120 dwellings is considered to have a significant positive effect, as could the accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to a Local Nature Reserve and ecological value is likely to have a negative effect.			

Table 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
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>	As noted, the site is located outside of the settlement boundary on the south east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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, 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>			
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>	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 both Cecilly Brook (LNR) and Hales Hall Pool (LNR), the nearest designated assets. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This could therefore have an adverse effect on the District's Green Infrastructure network. The Ecological Study (2015) notes that the site mainly has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats. Nevertheless the species rich hedgerow and trees that have potential to support roosting bats gives the site ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 circa 550m away from one grade II listed assets. Although dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting	+/?



SA Objective	Assessment Criteria - Does the site (CH132)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and distance away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3. The site's proximity to two Local Nature Reserves and ecological value is likely to have a negative effect.			

Table 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.	--/?
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 1,200m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of	+

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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 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 (CH134A)...?	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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (CH134A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<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 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
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 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.	+

SA Objective	Assessment Criteria - Does the site (CH134A)...?	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 150 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land and the remote nature of the site is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 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>			



SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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>● Offer opportunities 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>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, 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>	+
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 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 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>	++



SA Objective	Assessment Criteria - Does the site (CH134B)...?	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 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>			
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>	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (CH134B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 550m of Cecilly Brook (LNR), the nearest designated asset. It could be considered that development of this site could possibly have an effect on this site, however these would be limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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.	+/?

SA Objective	Assessment Criteria - Does the site (CH134B)...?	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 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
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</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	+

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>Help increase economic activity levels?</li> <li>Improve physical accessibility to jobs?</li> <li>Support higher income levels for local residents?</li> </ul>	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. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3. The site's proximity to a LNR is likely to have a negative effect.			

Table 7.112

## CH135A

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>	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to provide open space and support Green Infrastructure?</li> <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 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 (CH135A)...?	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 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>			

SA Objective	Assessment Criteria - Does the site (CH135A)...?	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 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.	!/?
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 800m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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. Similarly, the land has also been assessed as grade 3 ALC land so development of this site could result in the loss of best and most	--/?



SA Objective	Assessment Criteria - Does the site (CH135A)...?	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 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
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 550m of two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+

SA Objective	Assessment Criteria - Does the site (CH135A)...?	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 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 160 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 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>			

SA Objective	Assessment Criteria - Does the site (CH135B)...?	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 access to level of amenity?</li> </ul>	The site is located outside of the settlement boundary within the open countryside. The development of this site, a greenfield site, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Does the site provide a level of amenity to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</del></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 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	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.	++

SA Objective	Assessment Criteria - Does the site (CH135B)...?	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 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>			
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 (CH135B)...?	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 600m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	-/?



SA Objective	Assessment Criteria - Does the site (CH135B)...?	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 could be effects on landscape character. Proposal specific information 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
18. To encourage and support a high and stable level of 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 (CH135B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 110 dwellings is considered to have a significant positive effect, as its proximity to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 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 1,200m of a GP surgery. It should be noted that supply	+

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>Help to reduce health inequalities?</li> <li>Offer opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	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 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>			
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 is 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.	+

SA Objective	Assessment Criteria - Does the site (CH135C)...?	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.	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>	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 600m of Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset, albeit limited. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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> </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	0

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 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 500m of two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 (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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 130 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and areas of existing employment is likely to have a positive effect, as could its location away from historic assets. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect, as could the site's partial location within flood zone 2 and 3.			

Table 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
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 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 within 800m of the town centre and the wide range of key services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	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 (CH165)...?	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 over 1,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 seventeen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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
18. To encourage and support a high and stable level of 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 (CH165)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	The proposed delivery of circa 26 dwellings is considered to have a significant positive effect. However, the development of greenfield, grade 3 ALC land is assessed as having a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.		

Table 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>		
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 settlement boundary. The development of greenfield land within the open countryside has the scope to reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 west edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Help improve health or access to health facilities?</li> <li>Help promote healthy lifestyles?</li> </ul>	The sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should	0

SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			
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 (CH094)...?	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.	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.	+
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 Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, apart from the diverse boundary habitats. However, these boundary habitats consist of species rich hedgerows and trees with bat potential that constitute the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-



SA Objective	Assessment Criteria - Does the site (CH094)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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>			
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 (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.	++
<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. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.			

Table 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>			
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 outside of the existing settlement boundary. The development of greenfield land within the open countryside has the scope to reduce the quality of the Green Infrastructure of the Town. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-

SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 west edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 sites location would provide good access to areas of open space and the countryside which could help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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

SA Objective	Assessment Criteria - Does the site (CH136)...?	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 is 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> <li>Offer opportunities to protect, maintain and improve the quality of water resources 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 1,500m from Whitfield Valley (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall, apart from the diverse boundary habitats. Within these boundary habitats contain species rich hedgerows and trees with bat potential that warrant the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are 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 (CH136)...?	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
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.	+



SA Objective	Assessment Criteria - Does the site (CH136)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land and the site's ecological value is likely to have a negative effect.			

Table 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>			
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>	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>● Can an opportunity be created to help remove or minimise 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 east edge of Cheadle. The site is more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible. It should be noted that the supply of community facilities and services is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. However, the site is more than 1,200m from a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

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>			
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>	Part of the site is located within a flood zone 3 area and, as such, it can be considered that the site would be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this objective.	--

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 800m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a neutral effect on this Objective.	0
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 from one grade II listed historical heritage assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of this historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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
18. To encourage and support a high and stable level of 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 (ADD05)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 186 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. However, the site's proximity to historic assets is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

**Table 7.119**

## 7.4 Larger villages

### Alton

#### Potentially suitable sites (5+ dwellings) within the Development Boundary

##### AL024 (only small part within development boundary)

SA Objective	Assessment Criteria - Does the site (AL024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 development of this site, a mixed brownfield and greenfield site that is set just inside of the village within the settlement boundary, although a large part of the site is outside of the settlement boundary. The development of this site could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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. 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.	+



SA Objective	Assessment Criteria - Does the site (AL024)...?	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 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 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.	+
<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 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> </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 (AL024)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has species rich hedgerows, and scattered scrub/ tall ruderal vegetation which are well connected to a series of other hedgerows and other habitats; therefore the site is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+
13. To protect and enhance the character of towns /	<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	-/?

SA Objective	Assessment Criteria - Does the site (AL024)...?	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>	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 within 1,000m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (AL024)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 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>			
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 ventilation levels to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	The development of this site, a mixed brownfield and greenfield site that is set outside of the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a neutral effect on this Objective.	0
2. To advance equality of opportunity between all persons and eliminate social		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.	+

SA Objective	Assessment Criteria - Does the site (AL012)...?	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>	It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (AL012)...?	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 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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 mixed brownfield and greenfield land. However, the land has also been assessed as	0



SA Objective	Assessment Criteria - Does the site (AL012)...?	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>	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.	
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.	+
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 of the natural environment identified in the NCA profiles?</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.	+
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	+

SA Objective	Assessment Criteria - Does the site (AL012)...?	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 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>  The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 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
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>● Offer opportunities 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 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>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.		<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>	++
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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.</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 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>	++

SA Objective	Assessment Criteria - Does the site (AL019)...?	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 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.	+
<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 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</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 (AL019)...?	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 600m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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.	-/?



SA Objective	Assessment Criteria - Does the site (AL019)...?	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 600m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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
	The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.		

Table 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>		
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 to help remove or minimise 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 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>	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.		<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>	++
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 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 (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>	that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 is 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 (AL022)...?	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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (AL022)...?	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>	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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> <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 of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (AL022)...?	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.	--
<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 proximity to services and facilities, albeit limited, is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could the proximity of the site to a SSSI. The site's proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-



SA Objective	Assessment Criteria - Does the site (AL025)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the outside of the village boundary, but is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 Alton and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (AL025)...?	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 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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 within 1,000m of Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area but does have a species rich hedgerow and good connectivity to other habitats, which warrants the site being attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (AL025)...?	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>	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 one scheduled monument, one grade II* listed asset and twenty five grade II listed assets. One of the grade II listed assets, Turnditch Farmhouse is within 50m of the site. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and its setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 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. 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 (AL025)...?	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 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> The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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
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 development of this site, a greenfield site that is set outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the outside of the village boundary, but is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Alton does not have a secondary school and that the current supply of educational services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	++

SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<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 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.	+
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 Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect	-/?



SA Objective	Assessment Criteria - Does the site (AL026)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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>	development of this site would not enable the re-use or loss of existing buildings. However, there is scope that development could use 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 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 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 (AL026)...? 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 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>			
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>			
The proposed delivery of circa 43 dwellings is considered to have a significant positive effect. Similarly, the site's proximity to health care services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.			

Table 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>			
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>● Deliver development that is likely to help remove or minimise 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 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>	-
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 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 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>	++
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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.</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 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>	++

SA Objective	Assessment Criteria - Does the site (AL027)...?	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 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.	+
<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 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</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 (AL027)...?	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 Saltersford Lane Meadows SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has eleven trees with bat potential, species rich hedgerows, and species poor grasslands which are well connected to a series of other hedgerows and other habitats. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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	-/?

SA Objective	Assessment Criteria - Does the site (AL027)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	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 500m of Saltersford Lane Meadows SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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> </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
	<ul style="list-style-type: none"> <li>● Improve physical accessibility to jobs?</li> <li>● Support higher income levels for local residents?</li> </ul>		
<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. Similarly, the site's proximity to services and facilities is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and a SSSI.			

Table 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>			
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 development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	--



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>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>	be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			

SA Objective	Assessment Criteria - Does the site (BM008)...?	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.	+/?
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 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 value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural	<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 (BM008)...?	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 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 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
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 (BM008)...?	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 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>  The proposed delivery of circa 18 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of mixed brownfield and greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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
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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	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.	++



SA Objective	Assessment Criteria - Does the site (BM013)...?	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 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>			
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</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 (BM013)...?	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 more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has fairly low potential to support protected species as the habitats are fairly newly created and fairly poorly connected to other more biodiverse habitats. However, as a pond and potential supporting habitat for amphibians and reptiles is present the site has been deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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>	-
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 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</p>	-/?

SA Objective	Assessment Criteria - Does the site (BM013)...?	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 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>			
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

SA Objective	Assessment Criteria - Does the site (BM013)...?	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 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 65 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.			

Table 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>			
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 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	-
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 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	--

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>● 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>	be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (BM014A)...?	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 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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 (BM014A)...?	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 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 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>			



SA Objective	Assessment Criteria - Does the site (BM014A)...?	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 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 ecological value of the site.			

Table 7.129

## BM014B

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

SA Objective	Assessment Criteria - Does the site (BM014B)...?	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 development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (BM014B)...?	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 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>			
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</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 (BM014B)...?	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 more than 2,000m from Biddulph Valley Way (Whitemoor) SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	+/?

SA Objective	Assessment Criteria - Does the site (BM014B)...?	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>			
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 (BM014B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from historic assets and designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 7.130

## BM021

SA Objective	Assessment Criteria - Does the site (BM021)...?	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 development of this site, a greenfield site that is set just outside of the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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. 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.	+



SA Objective	Assessment Criteria - Does the site (BM021)...?	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 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 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>			
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.	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 (BM021)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural 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 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.	+/?
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
13. To protect and enhance the character of towns /	<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 one grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (BM021)...?	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>	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.	+
<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 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

SA Objective	Assessment Criteria - Does the site (BM021)...?	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 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 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 7.131

## BM029

SA Objective	Assessment Criteria - Does the site (BM029)...?	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> </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 persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to provide open space and</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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (BM029)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			
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.	+



SA Objective	Assessment Criteria - Does the site (BM029)...?	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.	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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-



SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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.	+
<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 village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.			

Table 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>			
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	-

SA Objective	Assessment Criteria - Does the site (BM030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective..	--
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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.	+

SA Objective	Assessment Criteria - Does the site (BM030)...?	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 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.	+
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.	+/?

SA Objective	Assessment Criteria - Does the site (BM030)...?	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
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



SA Objective	Assessment Criteria - Does the site (BM030)...?	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>			
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 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could its location away from designated assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 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>			
1. To improve community cohesion and the quality of life for all people by providing opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</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, 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 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 the environment. The site is located in an area of high quality agricultural land. The site is located in an area of high quality agricultural land. The site is located in an area of high quality agricultural land.</p> <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 the environment. The site is located in an area of high quality agricultural land. The site is located in an area of high quality agricultural land. The site is located in an area of high quality agricultural land.</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 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>	+
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>	++

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	+

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 means the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
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.	-/?

SA Objective	Assessment Criteria - Does the site (BM031)...?	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>			
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>			

SA Objective	Assessment Criteria - Does the site (BM031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The proposed delivery of circa 60 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets and the ecological value of the site.			

**Table 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> </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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Biddulph Moor does not have a GP surgery. It should be noted that	+



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>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 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 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>			
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.	+



SA Objective	Assessment Criteria - Does the site (BM032)...?	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.	+
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.	+/?
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.	-

SA Objective	Assessment Criteria - Does the site (BM032)...?	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 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.	+
<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 village centre of Biddulph Moor has scope to have a positive effect on the vitality and viability of Biddulph Moor and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BM032)...?	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 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 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 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
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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Biddulph Moor does not have a secondary school and that education facilities and services within the town have adequate supply at present but it is expected to be outstripped by future demand. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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. Biddulph Moor does not have a GP surgery. It should be noted that supply for health care services and facilities currently falls short of demand and this is expected to worsen in the future without additional investment. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (BM035)...?	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 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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> </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 (BM035)...?	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>		
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 value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?



SA Objective	Assessment Criteria - Does the site (BM035)...?	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 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>			
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

SA Objective	Assessment Criteria - Does the site (BM035)...?	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 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 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is its location near to historic assets.			

Table 7.136

## Blythe Bridge &amp; 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>		

SA Objective	Assessment Criteria - Does the site (BB021)...?	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?</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	-
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 in the centre of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity to Blythe Bridge High School and Sixth Form. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (BB021)...?	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 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>			
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</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.	--/?

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>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 more than 3 000m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site as a whole contains a fairly diverse mosaic of wet grassland, riparian habitat, unmanaged semi-improved grassland and pockets of willow scrub, adjacent to a large pond, which could potentially support populations of amphibians, reptiles, raptors, owls, ground nesting birds and foraging bats. It is also deemed that the site could potentially qualify as an SBI for its potential floral diversity. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.</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 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>	-
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 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</p>	+/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	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>	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 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>			
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



SA Objective	Assessment Criteria - Does the site (BB021)...?	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 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 30 dwellings is considered to have a significant positive effect, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's accessibility to areas of existing employment is likely to have a positive effect, as could the site's location away from historic assets. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.			

Table 7.137

## Potentially suitable sites (5+ dwellings) - outside the Development Boundary

## BB027/28

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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 outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 27 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (B027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<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 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>			
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</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 water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 3,000m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall in terms of area as it consists of species poor improved grassland and tall ruderal vegetation with adjacent semi-natural broadleaved woodland and wet ditch. Although the site abuts Blyth Bridge Woods Bas it is deemed that development works are likely to have limited effect on its woodland biodiversity for what it has been designated for if a buffer zone is created. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources, and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 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. 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	<ul style="list-style-type: none"> <li>Deliver development that helps ensure the continued protection and enhancement of cultural</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	+/?

SA Objective	Assessment Criteria - Does the site (B027/28)...?	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>	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 Coyne 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>			
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

SA Objective	Assessment Criteria - Does the site (BB027/28)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the site is adjacent to Blyth Bridge Woods BAS which would have a negative effect, as would the development of greenfield, urban ALC land.			

Table 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 outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-



SA Objective	Assessment Criteria - Does the site (B040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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. Overall, this site has been assessed as having a significant positive effect on this 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 1,000m of a bus stop and train station. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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.	+
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 generally has low biodiversity apart potentially from the scattered mature trees, seven of which have potential to support roosting bats and is attributed some ecological value as a consequence. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (B040)...?	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 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. 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 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 2,500m of Coyney Woods (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (BB040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.			

Table 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>			
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>	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>Does the site have the potential to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</del></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 on the edge of the village, it is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+



SA Objective	Assessment Criteria - Does the site (BB044)...?	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. Overall, this site has been assessed as having a significant positive effect on this 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 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.	+
<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 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> </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 water demand within the District.	--/?



SA Objective	Assessment Criteria - Does the site (B044)...?	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>	Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself although fairly florally species poor it is an important UKBAP priority wet woodland habitat mosaic and should have a management regime applied to encourage conservation rather than be developed. It also has the potential to support a number of UK protected species therefore is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 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. Overall, this site has been assessed as having a neutral effect on this Objective.	0
13. To protect and enhance the character of towns /	<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 a grade II listed asset. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (BB044)...?	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>	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
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>			
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

SA Objective	Assessment Criteria - Does the site (BB044)...?	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 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 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to public transport is likely to have a positive effect. However, the site is partially within flood zone 2 and 3 which is likely to have a significant negative effect. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the inaccessibility of areas of existing employment.			

Table 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 local businesses that rely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership,</li> </ul>	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to provide open space and support local businesses that rely 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 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	0

SA Objective	Assessment Criteria - Does the site (BB045)...?	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>	for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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. Overall, this site has been assessed as having a significant positive effect on this 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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (B045)...?	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 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.	+
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 Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself although florally fairly species poor it has the potential to become a species rich grassland mosaic with an appropriate management regime applied to encourage conservation rather than be developed. The presence of a number of less common species could suggest that the site could have some species missed due to seasonal vegetative die back. The site also has potential to support roosting bats and reptiles so is therefore considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this	-/?



SA Objective	Assessment Criteria - Does the site (BB045)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		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 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. 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 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.	+/?
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



SA Objective	Assessment Criteria - Does the site (B045)...?	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>			
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
<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 public transport is likely to have a positive effect. The site's location away from historic assets is likely to have a positive effect. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 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>			
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 access to natural light and appropriate levels of privacy offered 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 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>	-
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 improves equality of opportunity for 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>	+
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. 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>	+

SA Objective	Assessment Criteria - Does the site (B054)...?	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 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>			
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> </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.	--/?

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>Offer opportunities to protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Offer opportunities to encourage water efficiency and demand management?</li> </ul>	Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has two trees with bat potential and species poor hedgerows which are connected to a series of other hedgerows and habitats within a rural landscape, so is therefore attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 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. 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	<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 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the historical heritage assets and	-/?

SA Objective	Assessment Criteria - Does the site (B054)...?	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 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>			
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



SA Objective	Assessment Criteria - Does the site (BB054)...?	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 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 partial location within a flood zone is assessed as having a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site and the proximity of historic assets.			

Table 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>			
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 development of this site, a greenfield site that is located in the outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	+



SA Objective	Assessment Criteria - Does the site (B062)...?	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>	noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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. Overall, this site has been assessed as having a significant positive effect on this 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 1,000m of a bus stop and train station. Overall, this site has been assessed as having a positive effect on this Objective.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (BB062)...?	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 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.	+
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 some ecological value 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.	-/?

SA Objective	Assessment Criteria - Does the site (B062)...?	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 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. 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 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> <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

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>			
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 ecological value of the site.			

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> </ul>	The development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+



SA Objective	Assessment Criteria - Does the site (BB086)...?	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 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 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.	+
<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 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> </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.	+



SA Objective	Assessment Criteria - Does the site (B086)...?	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>		
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 2,500m from Coyney Woods (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site itself has one tree with bat potential and a species poor hedgerow which is poorly connected to habitats within a rural landscape, and therefore attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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 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>	-
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 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</p>	+/?

SA Objective	Assessment Criteria - Does the site (BB086)...?	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>	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 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>			
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

SA Objective	Assessment Criteria - Does the site (BB086)...?	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 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
<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 services and facilities is likely to have a positive effect, as could the site's location away from historic assets. However, the development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 7.144

## BB087

SA Objective	Assessment Criteria - Does the site (BB087)...?	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 development of this site, a greenfield site that is located outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	+

SA Objective	Assessment Criteria - Does the site (BB087)...?	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>	for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 46 dwellings. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			

SA Objective	Assessment Criteria - Does the site (B087)...?	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 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.	+
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 Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has good potential to support protected species due to the presence of two ponds and associated riparian habitat as well as adequate terrestrial habitat and potential refuges. The site is also well connected to more biodiverse habitats and the wider countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BB087)...?	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 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. 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. 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 (B087)...?	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>			
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 ecological value of the site.			

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	-
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>● Buildings and spaces have sufficient natural light and appropriate levels of privacy?</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 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.	++
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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			
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/?

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>● Deliver development directed towards areas 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 water demand within the District. Overall, this site has been assessed as having a significant negative effect on this objective, however the exact effects are uncertain.	--/?
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site as a whole contains a fairly diverse mosaic of wet grassland, riparian habitat, unmanaged semi-improved grassland and pockets of willow scrub, adjacent to a large pond, which could potentially support populations of amphibians, reptiles, raptors, owls, ground nesting birds and foraging bats. It is also deemed that the site could potentially qualify as an SBI for its potential floral diversity. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources, and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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 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> </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	0

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>Offer opportunities 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 more than 600m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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>			
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.	++

SA Objective	Assessment Criteria - Does the site (BB021)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 is could strengthen and diversify the economy. Overall, this has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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, as is the accessibility of the site to services and facilities and public transport. Similarly, the site's location away from historic assets is likely to have a positive effect. However, there is scope that the site could be designated SBI land which would have a significant negative effect, as would the partial flood zone 2 and 3 designation of the site. Similarly, the development of greenfield, urban ALC land is assessed as having a negative effect.			

Table 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 (B087)...?	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>	The development of this site, a greenfield site that is located in the outside of the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational and community services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently exceeding demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0

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

SA Objective	Assessment Criteria - Does the site (B087)...?	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 more than 3,500m from Barlaston and Rough Close Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has good potential to support protected species due to the presence of two ponds and associated riparian habitat as well as adequate terrestrial habitat and potential refuges. The site is also well connected to more biodiverse habitats and the wider countryside. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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 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>	-
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 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>	-/?

SA Objective	Assessment Criteria - Does the site (BB087)...?	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>	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
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>			
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 is 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 (B087)...?	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.	++
<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. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to historic assets is likely to have a significant negative effect. The development of greenfield, urban ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 7.147

## 7.4.1 Larger Villages: Brown Edge to Cheddleton

### Brown Edge

#### Potentially suitable sites (5+ dwellings) - within the Development Boundary

##### BE003A

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 within the village could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It should be noted that Brown Edge does not have a GP surgery and	+



SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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 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.	+
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, surrounded by dwellings with poor connectivity to the wider countryside and therefore is deemed as having low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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> <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>			
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.	+

SA Objective	Assessment Criteria - Does the site (BE003A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 site's proximity to the village centre could reduce the need to travel and as such have a positive effect on climate change which is likely to have a significant positive effect. The proposed delivery of circa 6 dwellings is considered to have a positive effect, as is its distance away from historic assets and low ecological value. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 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>			
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> </ul>	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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>			



SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+/?
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 Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, although it is well connected to the wider countryside and is deemed to have a low ecological value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-



SA Objective	Assessment Criteria - Does the site (BE032)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<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>	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 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 of the natural environment identified in the NCA profiles?</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
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 (BE032)...?	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 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.			

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
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?</li> </ul>	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

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

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>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 more than 1,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly low to medium biodiversity value overall in terms of area. It is surrounded by dwellings and species poor grassland with fairly good connectivity to the wider countryside, therefore is deemed to have some ecological value due to the presence of some areas of floral diversity and the assemblage of mature trees of which eight are deemed to have potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 more than 400m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage	+/?



SA Objective	Assessment Criteria - Does the site (BE041)...?	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>	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 1,250m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (BE041)...?	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.	--
<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 distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 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>			
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 open space?</li> </ul>	The development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Build capacity 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 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	--

SA Objective	Assessment Criteria - Does the site (BE044)...?	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>	do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

SA Objective	Assessment Criteria - Does the site (BE044)...?	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.	!/?
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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BE044)...?	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
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> <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 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
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>			
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 20 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 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>			
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 offered 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 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>	-
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 and 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 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>	--
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 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>	+
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	<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 35 dwellings and therefore also</p>	++



SA Objective	Assessment Criteria - Does the site (BE045)...?	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 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>			
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</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.	+

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>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 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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is more than 500m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (BE045)...?	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 1,500m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	-

SA Objective	Assessment Criteria - Does the site (BE045)...?	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 35 dwellings is considered to have a significant positive effect. Similarly, the site's distance away from historic assets is likely to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 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>			
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 the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It	+

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>	should be noted that Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 800m of the village centre of Brown Edge as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value, although is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-



SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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 within 1,000m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (BE056)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 15 dwellings is considered to have a significant positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the ecological value of the site.			

Table 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>			
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 development of this site, a greenfield site that is remote, outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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>			

SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+/?
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.	+
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.	+/?
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 (BE060)...?	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 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 of the natural environment identified in the NCA profiles?</li> </ul>	The site would be more within 1,500m from Marshes Hill Common (LNR). Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			



SA Objective	Assessment Criteria - Does the site (BE060)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard 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.			

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
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 development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Brown Edge does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Brown Edge does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	++

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	+
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 Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered to have no effect	+/?

SA Objective	Assessment Criteria - Does the site (ADD06)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>			
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 15 dwellings is considered to have a significant positive effect. Similarly, the location away from designated assets is considered to have a positive effect. However, the site is relatively inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 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>			
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 both inside and outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 18 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 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.	-
<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 is 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 village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 (CD004)...?	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>	development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage; however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some potential for protected species to be present due to the proximity and connection to semi-natural broadleaved woodland. However, as a reptile survey is recommended the site is considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<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 two grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	<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>	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 within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (CD004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 18 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and the ecological value of the site.			

Table 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>			
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 both inside and outside the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social	<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 village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not	--

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 29 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 more than 800m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 800m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	<ul style="list-style-type: 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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+
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 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 within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0



SA Objective	Assessment Criteria - Does the site (CD017)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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>  The proposed delivery of circa 29 dwellings is considered to have a significant positive effect, as could the site's proximity to areas of existing employment. Similarly, the site's accessibility to areas of countryside and open space is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.			

Table 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>			
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>	The development of this site, a greenfield site that is within the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● <del>and appropriate levels of privacy?</del> Deliver development that is likely to help remove or minimise 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 on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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 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.	-
<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 village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 would not be subject to risk from flooding. The development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CD029)...?	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 more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (CD029)...?	Commentary on likely nature of effects of site allocation	Overall assessment
The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open countryside and location away from historic assets. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's inaccessibility to services and facilities.			

Table 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>			
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 both inside and outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	--
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 areas of open space which should help to support healthy lifestyles. It	+



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>	should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 113 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-/?

SA Objective	Assessment Criteria -Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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
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 of the natural environment identified in the NCA profiles?</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
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>			
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.	+

SA Objective	Assessment Criteria - Does the site (CD0060/118)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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.			

Table 7.159

## CD0069A

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
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 inside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also	+

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 positive effect on this 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 Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<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 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</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.	+



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>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 more than 2,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that the site has mostly very low biodiversity overall and is located near to an urban environment with little connectivity to the wider countryside which lowers the biodiversity of the area considerably. Therefore the site is deemed to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m from one scheduled monument, seven grade II* listed assets and nineteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a	-/?

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?	negative effect on this Objective, however the exact effects are uncertain.	
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 2,250m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	--

SA Objective	Assessment Criteria - Does the site (CD0069A)...?	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 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside and low ecological value is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

**Table 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>			
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 development of this site, a mixed brownfield and greenfield site that is inside the village boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	--
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 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	+

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>	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 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 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.	+
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD088)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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.	+
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, since there is potential for the building to support roosting bats the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources, and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (CD088)...?	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>	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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> <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 within 2,250m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+



SA Objective	Assessment Criteria - Does the site (CD088)...?	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.	-
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the site's inaccessibility to areas of existing employment is likely to have a negative effect. The site's proximity to historic assets and the ecological value of the site is likely to have a negative effect.			

Table 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
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 the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 26 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	-
<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 is 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 village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 1,750m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. However, the major aspects of interest are the significant bat potential in the five trees and the species rich hedgerow which constitutes the site being given some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is more than 500m from a listed asset. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (CD002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (CD002)...?	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 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open countryside, as well as the site's location away from historic assets is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value.			

Table 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>			
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 the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to	--



SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 and therefore 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 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.	-
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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.	+
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 affords the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (CD003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<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>	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 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> <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 within 1,750m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (CD003)...?	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 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 70 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's ecological value and location near to historic assets.			

Table 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
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 the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 14 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	-
<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 village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+



SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	-/?

SA Objective	Assessment Criteria - Does the site (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (CD007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		The proposed delivery of circa 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to the open countryside and areas of existing employment is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.	

**Table 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>		
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 development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<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 within 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 (CD008)...?	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>	development of a greenfield site could lead to an increase in wastewater and reduction of natural drainage; however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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.	+/?
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
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 two grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical	-/?



SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 be more within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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



SA Objective	Assessment Criteria - Does the site (CD008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 23 dwellings is considered to have a significant positive effect, as is the site's accessibility to areas of existing employment. Similarly, the site's accessibility to the open countryside is likely to have a positive effect. However, the inaccessibility of services and facilities is likely to have a significant negative effect. Similarly, the development of greenfield, grade 4 ALC land is assessed as having a negative effect and location near to historic assets.			

Table 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>			
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 development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 village, it is within 1,200m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not	--

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 1,200m from the village centre of Cheddleton as well as being within the open countryside which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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 within 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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 a greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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.	+/?
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 (CD015)...?	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 within 400m from three grade II listed assets. Dependent on proposal specific information, there is limited scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (CD015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard 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.			

Table 7.166

## CD019

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		



SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution 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 development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 39 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<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 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 greenfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-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 Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have no effect on this	+/?

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	asset. The Ecological Study (2015) notes that site has mostly low biodiversity value overall in terms of area. The major aspects of interest are focussed on the species rich hedgerow and bat potential in the oak and sycamore trees and general potential for supporting breeding birds in the scattered trees and hedgerows. Therefore the site is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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	<ul 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	0

SA Objective	Assessment Criteria - Does the site (CD019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<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>	landscape character. Proposal specific information 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>			
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
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.			

Table 7.167

## CD115

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	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 the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<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 Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 104 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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.	+
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.	+/?
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 would not result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?



SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 from one grade II* listed asset and ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (CD115: residential)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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.			

**Table 7.168****Other Uses****CD115**

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	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 development of this site, a greenfield site that is outside the village boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> <li>● Help to minimise any disadvantage 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. However, the proposed mixed use of this site may introduce new services and facilities into the village. It should be noted that Cheddleton does not have a secondary school but supply of educational and community services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cheddleton does not have a GP surgery and that the GP surgery serving the settlement currently has adequate supply but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	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	++

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	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>	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 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.	+
<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 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</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.	+

SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	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 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.</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 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
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 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>	-/?



SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	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 within 2,000m from Churnet Valley SSSI. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++



SA Objective	Assessment Criteria - Does the site (CD115: alternative uses)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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. Similarly, the provision of housing provided is likely to have a significant positive effect. However, the inaccessibility of services and facilities and development of greenfield, grade 3 ALC land is likely to have a significant negative effect. Similarly, the site's proximity to historic assets is likely to have a negative effect.			

**Table 7.169**

## 7.4.2 Larger villages: Endon to Kingsley

### Endon

#### Potentially suitable sites (5+ dwellings) - within the Development Boundary

#### EN128

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 inside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity to Endon High School. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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 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.	+
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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.	+
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 Marshes Hill Common (LNR), the nearest designated asset, and, as such, is considered not to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall and the site is set within a mainly urban environment with poor connectivity to the wider countryside. However, the site has been attributed some ecological value due to the presence of one tree with bat roosting potential and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (EN128)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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.	+
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 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>			
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.	--
<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 site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 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>		



SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 45 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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>			
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</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 (EN007)...?	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 more than 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, which reduces the value of the site as a whole to bats and other species of wildlife. The site also has mostly low biodiversity value overall in terms of area, but due to its assemblage of mature trees and wet areas with associated fauna the site is deemed as of some ecological value in terms of its loss to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 one scheduled monument and sixteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of	-/?

SA Objective	Assessment Criteria - Does the site (EN007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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 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 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>			
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.	--
<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 is the site's proximity to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 7.171

## EN012

SA Objective	Assessment Criteria - Does the site (EN012),...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>● Make a positive contribution towards community cohesion?</li></ul>	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.	-
	<ul style="list-style-type: none"><li>● Offer opportunity to improve neighbourhood quality?</li></ul>		
	<ul style="list-style-type: none"><li>● Offer opportunity to provide open space and support Green Infrastructure?</li></ul>		
	<ul style="list-style-type: none"><li>● Risk unacceptable light and noise pollution?</li></ul>		
	<ul style="list-style-type: none"><li>● Offer opportunity to ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li></ul>		



SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 24 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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 Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
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 proposal would be more than 1,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 24 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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> </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 (EN019)...?	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>	development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 affords some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<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 eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this	-/?



SA Objective	Assessment Criteria - Does the site (EN019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
villages and other heritage and archaeological assets along with their settings.	<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>	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 proposal would be more than 1,750m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (EN019)...?	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.	--
<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 ecological value.			

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>			
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> </ul>	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	+

SA Objective	Assessment Criteria - Does the site (EN024)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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 (EN024)...?	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.	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>	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 not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, mainly being improved grazed grassland. The trees and hedgerow have potential for supporting foraging bats and badger as well as terrestrial habitat for amphibians and reptiles. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve 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.	-

SA Objective	Assessment Criteria - Does the site (EN024)...?	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 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 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>			
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 (EN024)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services, facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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>			
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 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 (EN030)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (EN030)...?	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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a neutral effect on this Objective.	0
8. To improve air quality.	<ul style="list-style-type: 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.	-
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.	+/?
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 (EN030)...?	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 one scheduled monument, one grade II* listed asset, seventeen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic 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 landscape character. Proposal specific information is required to assess the impact on the Potteries and Chumet 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 (EN030)...?	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 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 partially within flood zone 2 is assessed as having a negative effect, as is the site's proximity to historic assets.			

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>			
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> </ul>	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (EN033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (EN033)...?	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 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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (EN033)...?	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
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 proposal would be more than 2,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (EN033)...?	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>			
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 12 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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>			
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 development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 18 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (EN079)...?	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 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>			
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</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 (EN079)...?	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 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 attributed some ecological value in terms of its loss to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?



SA Objective	Assessment Criteria - Does the site (EN079)...?	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>	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 proposal would be more than 2,500m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (EN079)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 18 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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>			
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 for community facilities that are likely to help remove or minimise 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 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>	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.		The site is located on the edge of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 54 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 Endon and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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>	The development of this site could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. However the site is within 800m of the village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (EN101)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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 (EN101)...?	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 eighteen grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 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 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>			

SA Objective	Assessment Criteria - Does the site (EN101)...?	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 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 54 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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
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 development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 1,200m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 1,200m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	++



SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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 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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the	<ul style="list-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 2,250m from Marshes Hill Common (LNR), the nearest designated asset, and, as such, is not considered to have an	+/?

SA Objective	Assessment Criteria - Does the site (EN125)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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)...? 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 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>			
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 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 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>			
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>● Deliver development that is likely to help remove or minimise 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 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>	-
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>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>	++
3. To improve health and reduce health inequalities.	<ul style="list-style-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 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>	+
4. To minimise opportunities for crime and reduce the fear of crime.	<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>This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which 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		<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>	++

SA Objective	Assessment Criteria -Does the site (EN126)...?	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 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.	+
<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 is 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</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 (EN126)...?	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 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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria -Does the site (EN126)...?	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 2,500m 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 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>			
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.	--

SA Objective	Assessment Criteria -Does the site (EN126)...?	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 12 dwellings is considered to have a significant positive effect, as could its accessibility to services and facilities. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which is likely to have a significant negative effect, as could its partial location within a flood zone. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

**Table 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>			
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> </ul>	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	+
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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (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>	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>	The site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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>			
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 (EN024*)...?	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.	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>	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 not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, mainly being improved grazed grassland. The trees and hedgerow have potential for supporting foraging bats and badger as well as terrestrial habitat for amphibians and reptiles. Therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve 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.	-

SA Objective	Assessment Criteria - Does the site (EN024*)...?	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 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 proposal would be more than 2,250m from Marshes Hill Common (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a neutral effect on this Objective.	0
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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 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>			
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 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.	++



SA Objective	Assessment Criteria - Does the site (EN024*)...?	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 Endon as it could strengthen and diversify the economy. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 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.	++
<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. Similarly, the site's accessibility to areas of open countryside, services and facilities and low ecological value is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets.			

Table 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
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 community cohesion?</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.	-
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 disadvantaged people or minimise 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 on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> </ul>	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.	+

SA Objective	Assessment Criteria - Does the site (IP019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Support the use of public transport?</li> <li>Support safe walking and cycling?</li> <li>Offer opportunities to protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	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 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.	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.	+
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 1,000m 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	-/?

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>Deliver development that will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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</li> </ul>	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.	-

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>			
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> The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets and ecological value.			

Table 7.182

## SOCIAL

SA Objective	Assessment Criteria - Does the site (IP014)...?	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 access to the level of a highway?</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.	-
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>Can an appropriate mix of services be provided to help remove or minimise 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 on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+



SA Objective	Assessment Criteria - Does the site (IP011)...?	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 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 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.	+
<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 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.	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> </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 (IP011)...?	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>	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 within 1,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that site has little potential to support protected species apart from foraging bats and badger, and is fairly poorly connected to the wider countryside, though as a species rich hedgerow is present the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
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
13. To protect and enhance the character of towns / villages and other heritage	<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 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	-/?

SA Objective	Assessment Criteria - Does the site (IP011)...?	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>	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 within 1,250m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (IP011)...?	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.	+
<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 services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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>			
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 development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	+

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>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>	demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (IP012A)...?	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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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 within 1,250m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that although the site has little potential to support a large variety of protected species and is fairly poorly connected to the wider countryside, the site is attributed some ecological value due to a number of trees with potential to support roosting bats and a species rich hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (IP012A)...?	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 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> <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 of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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	+



SA Objective	Assessment Criteria - Does the site (IP012A)...?	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 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>  The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to historic assets and ecological value.			

Table 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
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> </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.	-
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 on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 35 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul 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>	As noted previously, the site is within 400m of the village centre of Ipstones and a GP surgery as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (IP014A)...?	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 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.	+
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 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	-/?

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 will help to support meeting Staffordshire Biodiversity Action Plan objectives?</li> <li>Offer opportunities to help deliver networks of biodiversity and green infrastructure?</li> </ul>	a connection to the wider countryside, but the site is considered overall to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve 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
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> <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 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
	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>			
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>			
The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the site's proximity to designated and historic assets.			

Table 7.185



## IP015

SA Objective	Assessment Criteria - Does the site (IP015)...?	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>	The development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● 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, 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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that Ipstones does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities is currently adequate but is expected to be outstripped by future demand. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+



SA Objective	Assessment Criteria - Does the site (IP015)...?	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 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>			
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</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 (IP015)...?	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 400m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species as the habitats are species poor and poorly connected to other more biodiverse habitats, therefore the site is deemed as having low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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.	--/?

SA Objective	Assessment Criteria - Does the site (IP015)...?	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 400m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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> </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 (IP015)...?	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>		
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 22 dwellings is considered to have a significant positive effect, as is the site's proximity to areas of existing employment. Similarly, the site's accessibility to health care and open space is likely to have a positive effect. However, the site is in proximity to a designated asset, Churnet Valley SSSI which is likely to have a significant negative effect, as could the site's proximity to listed assets. The development of greenfield, grade 4 ALC land is assessed as having a negative effect.			

Table 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>			
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> </ul>	The development of this site, a brownfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	--

SA Objective	Assessment Criteria - Does the site (KG024)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 800m of the village centre of Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a neutral effect on this Objective.	0
<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 village centre and could reduce the need to travel. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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.	+
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 attributes the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+



SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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.	+
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> <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 750m of Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (KG024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the partial brownfield nature of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the site's ecological value.			

Table 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>			
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 development of this site, a greenfield site that is within the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. The site is in proximity of St. Werburghs C of E Primary School. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 Kingsley as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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.	+
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.	-/?
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 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
land; improve soil and land resources; and protect and enhance geological resources.	<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 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
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 eight grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 Churnet Valley SSSI and Frogghall Meadow and Pastures SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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	+



SA Objective	Assessment Criteria - Does the site (KG059)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		regeneration. Overall, this site has been assessed as having a positive effect on this Objective.	
<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 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>  The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, the site's proximity to historic assets and the development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated assets is likely to have a negative effect.			

Table 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>			
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 for recreation facilities that is likely to help remove or minimise 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 development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Support for recreation facilities that is likely to help remove or minimise 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 outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 7 dwellings and therefore also	+

SA Objective	Assessment Criteria - Does the site (KG005)...?	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 positive effect on this 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 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.	+
<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 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</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 (KG005)...?	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 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	--/?

SA Objective	Assessment Criteria - Does the site (KG005)...?	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 of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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
The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect and the site's proximity to historic assets.			

Table 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>			
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 not disadvantaged by 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 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>	-
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 services that are accessible to all 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>	--
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 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>	accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 is 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.	+



SA Objective	Assessment Criteria - Does the site (KG019)...?	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.	+
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 Froghall Meadow and Pastures SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has fairly low biodiversity value overall, the major aspects of interest being the bat potential in the tree and building which accords the site overall some ecological value in terms of its loss to the wider countryside. This is supported by general potential for supporting breeding birds and foraging bats in the scattered trees, hedgerows and to a lesser extent the tall ruderal vegetation. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
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.	--/?

SA Objective	Assessment Criteria - Does the site (KG019)...?	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 eleven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 750m of Churnet Valley SSSI and Frogghall Meadow and Pastures SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (KG019)...?	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.	--
<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. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 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
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.	-
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 outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 30 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (KG026A)...?	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 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.	+
<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 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</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 (KG026A)...?	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 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to farm buildings, dwellings and species poor grasslands with poor connectivity to the wider countryside. However, the site is attributed some ecological value due to the potentially species rich hedgerow and two trees with bat potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage	-/?



SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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>	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 of the natural environment identified in the NCA profiles?</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.	+
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>			
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

SA Objective	Assessment Criteria - Does the site (KG026A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 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>			
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 open space?</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.	-
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 a 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 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	--

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>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>	foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (KG026B)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural 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 within 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (KG026B)...?	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 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
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 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 of the natural environment identified in the NCA profiles?</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.	+
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.	+



SA Objective	Assessment Criteria - Does the site (KG026B)...?	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 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>  The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect.			

Table 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
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.	-
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 outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	+
<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 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</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 (KG030A)...?	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 1,250m from Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	--/?

SA Objective	Assessment Criteria - Does the site (KG030A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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
	The proposed delivery of circa 25 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.		

**Table 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>			
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.	-
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 outside of the village, it is within 800m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It should be noted that Kingsley does not have a GP surgery and,	+



SA Objective	Assessment Criteria - Does the site (KG031)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>	accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 is 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 (KG034)...?	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.	+
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.	+/?
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> </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	0

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 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 three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 of Churnet Valley SSSI and may not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (KG034)...?	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.	--
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 for businesses that is likely to help remove or minimise any disadvantages suffered by people due to their age, disability, gender</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.	-
2. To advance equality of opportunity between all persons and eliminate social		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	--

SA Objective	Assessment Criteria - Does the site (KG042)...?	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>	secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (KG042)...?	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.	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.	+
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.	-/?
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 3 ALC land so development of this site could result in the loss of best and most	--/?



SA Objective	Assessment Criteria - Does the site (KG042)...?	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 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
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 of the natural environment identified in the NCA profiles?</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.	-
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.	+



SA Objective	Assessment Criteria - Does the site (KG042)...?	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 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>  The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 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
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 development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 outside of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley does not have a secondary school but that the current supply of educational services and facilities exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley does not have a GP surgery and, accordingly, the current supply of health care services and facilities is falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	++

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 as well 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> <li>Offer opportunities to increase the use of renewable energy?</li> <li>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.	+
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 from Churnet Valley SSSI, the nearest designated assets, and, as such, is considered to have an effect on	-/?

SA Objective	Assessment Criteria - Does the site (KG049A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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 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.	-

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>			
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>  The proposed delivery of circa 35 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. Similarly, development of greenfield, grade 3 ALC land is likely to also have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect.			

Table 7.196



### 7.4.3 Larger villages: Upper Tean to Werrington & Cellarhead

#### Upper Tean

#### Potentially suitable sites (5+ dwellings) - within the Development Boundary

UT011/014

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 development of this site, a mixed brownfield and greenfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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> </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 (UT011/14)...?	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>	The development of this site could lead to an increase in 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 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has species poor habitats present on site, but good connectivity to the wider countryside and potential to support roosting bats, reptiles and terrestrial populations of amphibians, therefore the site is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+

SA Objective	Assessment Criteria - Does the site (UT011/14)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 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>			
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.	+
<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 health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 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>			
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> </ul>	The development of this site, a brownfield site that is within the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to improve neighbourhood or minimise 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 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It	+

SA Objective	Assessment Criteria - Does the site (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>	should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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 (UT019)...?	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.	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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 value of the area considerably. The site has mostly low biodiversity value overall and is therefore deemed to have low ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve 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 3 ALC land so development of this site could result in the loss of best and most versatile land. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?



SA Objective	Assessment Criteria - Does the site (UT019)...?	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>	The development of this brownfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 seven grade II listed assets and 400m of two grade II* listed assets and three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there would not be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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. However, the site itself is an area of employment and the development of this site would result	-

SA Objective	Assessment Criteria - Does the site (UT019)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		in the loss of employment. Overall, this has been assessed as having a negative effect on this Objective.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 would result in the loss of employment. Overall, this site has been assessed as having a negative effect on this Objective.	-
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 would result in the loss of employment. 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 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site is located in proximity to historic assets which is likely to have a significant negative effect, as could the development of grade 3 ALC land. The site's inaccessibility to areas of existing employment is likely to have a negative effect.			

Table 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>		
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> </ul>	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (UT012)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+

SA Objective	Assessment Criteria - Does the site (UT012)...?	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 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>	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 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural	<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 (UT012)...?	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 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 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 would be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (UT012)...?	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 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>  The proposed delivery of circa 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the site is partially located within a flood zone which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect as could the site's proximity to historic assets.			

Table 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>			
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 for people with disabilities?</li> </ul>	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Support or minimise 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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 25 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (UT018)...?	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 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.	+
<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 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</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.	+

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>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 2,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has five trees with bat potential and a species rich hedgerow which is poorly connected to habitats within a rural landscape, and is deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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.	+/?

SA Objective	Assessment Criteria - Does the site (UT018)...?	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>			
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 (UT018)...?	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.	+
<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. Similarly, the site's accessibility to health care and areas of existing employment is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	+



SA Objective	Assessment Criteria - Does the site (UT021)...?	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>	of the site. The site is in proximity of Greatwood Primary School. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (UT021)...?	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 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>	As the site is located outside of a flood zone 2 or 3 area it can be considered that the site would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 3 ALC land so	-/?

SA Objective	Assessment Criteria - Does the site (UT021)...?	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 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
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> <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 3,250m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (UT021)...?	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 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>  The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. The site is in proximity of Greatwood Primary School. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (UT022)...?	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 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 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.	+
<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 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.	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 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 (UT022)...?	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>	The development of this site could lead to an increase in 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 3,250m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has a species poor hedgerow and habitats of low biodiversity which is poorly connected to other habitats within a rural landscape, therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<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 two grade II* listed assets and ten grade II listed assets. Dependent on proposal specific information, there is	-/?



SA Objective	Assessment Criteria - Does the site (UT022)...?	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>	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 of the natural environment identified in the NCA profiles?</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. 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>			
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 (UT022)...?	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.	++
<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, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets is likely to have a negative effect.			

Table 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
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 the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	+
<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 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</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 (UT023)...?	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 more than 3,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has habitats mainly of low biodiversity which are poorly connected to habitats within a rural landscape. However, the presence of a species rich hedgerow and two trees with potential to support roosting bats is considered to give the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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 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</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>	-/?

SA Objective	Assessment Criteria - Does the site (UT023)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++
<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 accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect, as could the site's partial location within a flood zone. The site's proximity to historic assets and ecological value is likely to have a negative effect.			

Table 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>			
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> </ul>	The development of this site, a greenfield site that is outside the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	+

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>● 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>	and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (UT024)...?	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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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.	+
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.	+/?
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 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (UT024)...?	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 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
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> <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 3,000m of Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Needwood & South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (UT024)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard 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>  The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the development of greenfield, grade 3 ALC land is likely to have a significant negative effect. The site's proximity to historic assets is likely to have a negative effect.			

Table 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
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 the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village and is within 800m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Upper Tean does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a neutral effect on this Objective.	0
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (UT041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 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.	+
<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 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</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.	+

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>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 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.	+/?
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
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.	-/?

SA Objective	Assessment Criteria - Does the site (UT041)...?	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 2,000m of Cecily 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (UT041)...?	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 50 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of existing employment and open space is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 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>			
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 within the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	+

SA Objective	Assessment Criteria - Does the site (WA004)...?	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>	of the site. It should be noted that Waterhouses does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 36 dwellings and therefore also provide a quantum of affordable housing on site. It is acknowledged that the site is proposed as mixed use which may reduce the quantum of housing delivered by this site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (WA004)...?	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 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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 un-mitigated ecological impacts of development may be significant. The site has little potential to support protected species apart from roosting/foraging bats, badger and breeding birds, but is connected adjacent to other species rich grasslands. Semi-improved species rich grasslands are uncommon and should be preserved, therefore the site is attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (WA004)...?	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 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
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 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 750m of Caudon 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 (WA004)...?	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 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>			
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.	-
18. To encourage and support a high and stable level of 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.	-
<b>Summary of overall assessment and likely significant effects:</b>			



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>	should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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 (WA005)...?	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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 ecological value due to the relative rarity of semi-improved species rich grasslands. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-



SA Objective	Assessment Criteria - Does the site (WA005)...?	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 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> <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 750m of Caudon Railway Cutting SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the White Peak National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+



SA Objective	Assessment Criteria - Does the site (WA005)...?	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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 40 dwellings is considered to have a significant positive effect, as is the site accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.			

Table 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
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.	-
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 on the edge of the village and is within 400m of the village centre and the limited range of services and facilities that can be found here that could serve prospective residents and employees of the site. It should be noted that Waterhouses does not have a secondary school but that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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 and employees with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is expected to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (WA006)...?	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. Overall, this site has been assessed as having a significant positive effect on this 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 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.	+
<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 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.	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 would not be subject to risk from flooding. The development of a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WA006)...?	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 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 ecological value due to the bat roosting potential of these two trees. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WA006)...?	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 750m of Caudon Railway Cutting SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the White Peak National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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
18. To encourage and support a high and stable level of 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 accessibility to areas of existing employment. Similarly, the site's accessibility to services and facilities is likely to have a positive effect. However, the site's proximity to a designated asset is likely to have a negative effect. The development of greenfield, grade 4 ALC land is likely to also have a negative effect, as could the site's proximity to historic assets.			

Table 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>			
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 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 (WR002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 29 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>● Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>● Support the use of public transport?</li> <li>● 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>			

SA Objective	Assessment Criteria - Does the site (WR002)...?	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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 not considered to have an effect on this asset. The Ecological Study (2015) notes that the site is directly adjacent to a housing estate and species poor grasslands, and has poor connectivity to the wider countryside which reduces the value of the site as a whole in terms of biodiversity. The site also has mostly low biodiversity value overall in terms of area and therefore is deemed as having low ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (WR002)...?	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 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
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 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.	-/?
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.	+

SA Objective	Assessment Criteria - Does the site (WR002)...?	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>			
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>  The proposed delivery of circa 29 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and low ecological importance of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++



SA Objective	Assessment Criteria - Does the site (WR015)...?	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 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>			
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</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.	+



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>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 2,000m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands, and has poor connectivity to the wider countryside. Therefore the site is deemed as having low ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m from three grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (WR015)...?	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 2,000m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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>			
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.	--
<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 areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 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
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.	-
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>● Do the development or its occupiers 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>	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Wetley Rocks does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	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.	++

SA Objective	Assessment Criteria - Does the site (WR005)...?	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 400m of the village centre of Welley 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>			
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</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.	+

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>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 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 but is considered to have some ecological value in terms of its loss within the wider countryside due to the presence of the two trees with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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 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 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</p>	-/?



SA Objective	Assessment Criteria - Does the site (WR005)...?	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 within 1,500m of Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.			

Table 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>			
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 development of this site, a greenfield site that is outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	--

SA Objective	Assessment Criteria - Does the site (WR014A)...?	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>	not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Wetley Rocks does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (WR014A)...?	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 a brownfield site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 affords the site some ecological value. HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site could result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (WR014A)...?	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>	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 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> <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.	+



SA Objective	Assessment Criteria - Does the site (WR014A)...?	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 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>  The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment and services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets and ecological value.			

Table 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>			
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 set inside of the settlement boundary, could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. This site includes Werrington Primary School and development would lead to the closure of this school. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 400m of a GP surgery. It should be noted	+

SA Objective	Assessment Criteria - Does the site (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>	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 24 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	+
<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 is 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 (WE018)...?	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 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.	+
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 attributed ecological value in terms of its loss within the wider countryside as the building and tree could support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (WE018)...?	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>	The development of this brownfield and greenfield site could enable the re-use of existing buildings. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 be within 400m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (WE018)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 24 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the site's proximity to historic assets is assessed as having a negative effect.			

Table 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
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. The site is in proximity of Werrington Primary School. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	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.	++



SA Objective	Assessment Criteria - Does the site (WE003)...?	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 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.	+
<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 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</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 (WE003)...?	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 within 600m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is directly adjacent to a housing estate and species poor grasslands. The site has some connectivity to more biodiverse adjacent habitats such as scattered trees, tall ruderal vegetation and hedgerows to the south and scattered scrub to the south east. The site is attributed some ecological value in terms of its loss within the wider countryside due to the presence of species rich hedgerows and trees with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, 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 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 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>	--/?

SA Objective	Assessment Criteria - Does the site (WE003)...?	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 be within 600m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (WE003)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 85 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	++

SA Objective	Assessment Criteria - Does the site (WE013)...?	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>	noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (WE013)...?	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 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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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.	--/?
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 (WE013)...?	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 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 be within 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (WE013)...?	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 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>  The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as is the accessibility of services and facilities. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 50 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WE019)...?	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 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.	+
<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 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</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 (WE019)...?	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 within 100m from Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological study (2015) notes that the site itself has seven trees with bat potential, species rich hedgerow and a large area of tall ruderal vegetation connected to a series of other hedgerows and habitats. These features culminate in the assessment that the site is attributed ecological value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.</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>	-
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 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</p>	--/?



SA Objective	Assessment Criteria - Does the site (WE019)...?	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 100m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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



SA Objective	Assessment Criteria - Does the site (WE019)...?	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.	--
<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 and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	++

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>● 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>	future. 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> <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. Similarly, the site is within 400m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			

SA Objective	Assessment Criteria - Does the site (WE027)...?	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 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> <li>Offer opportunities to reduce risk of flooding e.g. 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.	+
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.	--/?
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 (WE027)...?	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 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 be within 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (WE027)...?	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 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>  The proposed delivery of circa 20 dwellings is considered to have a significant positive effect, as could the site's accessibility to services and facilities. Similarly, the site's to areas of open space is likely to have a positive effect. However, the site's accessibility to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated assets. Similarly, the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+



SA Objective	Assessment Criteria - Does the site (WE033)...?	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 60 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	-
<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 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
8. To improve air quality.	<ul style="list-style-type: 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. It should be noted that the site is within 350m from a candidate AQMA. Overall, this site has been assessed as having a negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas 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. 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 (WE033)...?	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 more than 1,750m from Wetley Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has mostly low biodiversity value overall in terms of area and is directly adjacent to a small housing estate and species poor grasslands. The site does have some good connectivity to a pond which increases chance of the site support terrestrial populations of amphibians and reptiles. The site is therefore deemed as having some ecological value in terms of its potential loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?

SA Objective	Assessment Criteria - Does the site (WE033)...?	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 1,750m from Wetley Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 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

SA Objective	Assessment Criteria - Does the site (WE033)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 60 dwellings is considered to have a significant positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. Similarly, the site's inaccessibility to services and facilities and areas of open space is likely to have a negative effect. Also, the site's ecological value is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land and the site's proximity to historic assets is assessed as having a negative effect.			

Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be	+

SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
exclusion by improving access to jobs, services and facilities.	<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>	noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (WE040)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value in terms of its loss within the wider countryside due to its proximity to the SSSI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural	<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 (WE040)...?	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 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> <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 200m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (WE040)...?	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 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>  The proposed delivery of circa 7 dwellings is considered to have a positive effect, as is the accessibility to services and facilities and areas of open space. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 22 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<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 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.	+
<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 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</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 (WE041)...?	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 100m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has mostly low biodiversity value overall with fairly good connectivity to Wetley Moor SSSI and is deemed as having some ecological value in terms of its loss within the wider countryside due to its proximity to the SSSI. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 50m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?



SA Objective	Assessment Criteria - Does the site (WE041)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 100m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (WE041)...?	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 22 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to designated and historic assets. Similarly, the development of greenfield, grade 4 ALC land is likely to have a negative effect.			

**Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 400m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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 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.	+
<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 is 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 (WE052)...?	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value in terms of its loss within the wider countryside due to having five trees that have potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 be within 600m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (WE052)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 25 dwellings is considered to have a significant positive effect, as is the site's accessibility to services and facilities. Similarly, the site's accessibility to open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 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>			
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> </ul>	The development of this site, a greenfield site that is set outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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	+



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>● 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>	future. 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 areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<b>ENVIRONMENTAL</b>			



SA Objective	Assessment Criteria - Does the site (WE053)...?	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 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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 value in terms of its loss within the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (WE053)...?	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 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> <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 700m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
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 (WE053)...?	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 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>  The proposed delivery of circa 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 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
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the centre of the village and is within 800m of the village centre and the range of services and facilities that can be found here that could serve prospective residents of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a positive effect on this Objective.	+
3. To improve health and reduce health inequalities.	<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. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 6 dwellings and therefore also	+

SA Objective	Assessment Criteria - Does the site (WE069)...?	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 positive effect on this 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 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.	+
<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 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</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 (WE069)...?	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 800m of Wetley Moor SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low biodiversity value overall in terms of area and is directly adjacent to a small housing estate and species poor grasslands, it also has poor connectivity to more biodiverse habitats and therefore is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 50m of one grade II listed asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (WE069)...?	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 800m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (WE069)...?	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 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect, as would the site's proximity to historic assets. The site's proximity to designated assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 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>			
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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 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.	+

SA Objective	Assessment Criteria - Does the site (WE070)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. Similarly, the site is within 800m of a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	+
<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 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 (WE070)...?	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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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.	-/?
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> </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	0

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 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 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 be within 900m from Wetley Moor SSSI and would increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+



SA Objective	Assessment Criteria - Does the site (WE070)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to services and facilities and areas of open space is likely to have a positive effect. However, the site is inaccessible to areas of existing employment which would have a significant negative effect. The site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 7.224

## Other Uses

## WE001

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<b>SOCIAL</b>		



SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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 outside of the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing. Overall, this site has been assessed as having a neutral effect on this Objective.	0

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 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.	-
<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 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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. 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.	-
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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 1,900m from Churnet Valley SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has fairly species poor habitats present on site, and has been attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 (WE001)...?	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 1,900m 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.	-
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>			
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 (WE001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is likely to have a positive effect. However, the development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.		

Table 7.225

## WE002

SA Objective	Assessment Criteria - Does the site (WE002)...?	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 remote from the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 in the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-



SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
3. To improve health and reduce health inequalities.	<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. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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.	-
<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 is 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 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--



SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
8. To improve air quality.	<ul style="list-style-type: 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. It should be noted that the site is within 150m from a candidate AQMA. Overall, this site has been assessed as having an negative effect on this Objective.	-
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Deliver development directed towards areas 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.	+
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 and Wetley Moor SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has species poor habitats present on site and low potential to support protected species, therefore is attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 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 of the natural environment identified in the NCA profiles?</li> </ul>	The site would be more than 2,000m from Churnet Valley SSSI and Wetley Rocks SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++

SA Objective	Assessment Criteria - Does the site (WE002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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>  The development of new employment premises should have a significant positive effect on the vitality and viability of the District, strengthen economic growth and support a higher level of employment within the District. Similarly, the site's low ecological value is likely to have a positive effect. However, the remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets and distance away from services and facilities and areas of open space.			

Table 7.226

## 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
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 remote from the settlement boundary, could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village boundary and is more than 2,000m from the village centre and the range of services and facilities that can be found here that could serve prospective employees of the site. It should be noted that the current supply of educational services and facilities currently exceeds demand and is expected to do so for the foreseeable future. Overall, this site has been assessed as having a negative effect on this Objective.	-
3. To improve health and reduce health inequalities.	<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. However, the site is more than 2,000m from a GP surgery. It should be noted that the current supply of health care services and facilities currently falls short of demand and the situation is likely to worsen in the future. Overall, this site has been assessed as having a negative effect on this Objective.	-
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	This site has been proposed for employment uses with regards to this assessment. Therefore the development would provide no housing.	0

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<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>	Overall, this site has been assessed as having a neutral effect on this Objective.	
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 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.	-
<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 2,000m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
8. To improve air quality.	<ul style="list-style-type: 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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+



SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 more than 2,000m from Wetley Rocks SSSI and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological study (2015) notes that the site has species poor habitats present on site, but is attributed some ecological value due to the potential of two trees to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m of one grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of the setting of these historical heritage assets. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 Wetley Rocks SSSI and Churnet Valley SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there would be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++

SA Objective	Assessment Criteria - Does the site (WE003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 remote nature of the site is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is assessed as having a negative effect, as is the proximity to historic assets, ecological value and distance away from services and facilities and areas of open space.			

Table 7.227

## 7.5 Smaller villages: Bagnall to Checkley

### Bagnall

#### Potentially suitable sites (5+ dwellings) - within the Green Belt

#### BG008

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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.	-
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It should be noted that Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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>			
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.	+

SA Objective	Assessment Criteria - Does the site (BG008)...?	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 attributed some ecological value, although it is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (BG008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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 from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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>			
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.	++
<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, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 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>		

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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.	-
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 10 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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>			
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 is 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</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 (BG014)...?	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 more than 1,250m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has three trees with bat potential which forms the main biodiversity interest, although it is fairly poorly connected to other biodiverse habitats within the locality, it is attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (BG014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 1,250m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++
<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, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 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>			
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 (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Bagnall does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Bagnall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+
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 attributed some ecological value, although it is fairly poorly connected to other biodiverse habitats within the locality. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (BG015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
resources; and protect and enhance geological resources.	<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>	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 from ten grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 1,250m of Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (BG015)...?	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 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>  The proposed delivery of circa 10 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to also have a negative effect.			

Table 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>			
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.	-
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Blackshaw Moor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Blackshaw Moor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+



SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			
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 is 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> </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 (BL006)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Thornccliffe Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the buildings present on site and has been deemed to have some ecological value despite fairly poor connectivity to the wider countryside. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<ul style="list-style-type: none"> <li>● Deliver development that helps ensure the continued protection and enhancement of cultural</li> </ul>	The site is more than 400m from any listed assets. Dependent on proposal specific information, there is limited scope that development	+/?

SA Objective	Assessment Criteria - Does the site (BL006)...?	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? Offer opportunities to protect and 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 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 of the natural environment identified in the NCA profiles?</li> </ul>	The site would be more than 1,250m of Thornciliffe Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (BL006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Help meet the employment needs of local people?</li> <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 12 dwellings is considered to have a significant positive effect, as could the site's accessibility to areas of existing employment. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land and the ecological value of the site is likely to have a negative effect.			

Table 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>			
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 (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Blackshaw Moor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Blackshaw Moor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Thornccliffe Moor SSSI, the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 (BL007)...?	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 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 of the natural environment identified in the NCA profiles?</li> </ul>	The site would be more than 1,250m of Thornccliffe Moor SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the South West Peak National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			



SA Objective	Assessment Criteria - Does the site (BL007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Deliver development that helps to safeguard 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>  The site's accessibility to areas of existing employment is considered to have a significant positive effect. The proposed delivery of 7 dwellings is likely to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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>	The development of this site, a greenfield site that is within the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Do all people have the opportunity to help remove or minimise 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			
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.	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 (CV005)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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

SA Objective	Assessment Criteria - Does the site (CV005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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> <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 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>			
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

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.	--
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.			

Table 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>			
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 the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-



SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (CV004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 value overall. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (CV004)...?	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>	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
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> <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 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 Chumet 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.	+

SA Objective	Assessment Criteria - Does the site (CV004)...?	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 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>  The proposed delivery of circa 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value of the site is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets.			

Table 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>			
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 development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Caverswall does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Caverswall does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 8 dwellings and therefore also	+



SA Objective	Assessment Criteria - Does the site (CV006)...?	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 positive effect on this 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>			
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</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 (CV006)...?	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 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 some ecological value due to its good connectivity to the wider countryside and the potential to support polecat populations. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?

SA Objective	Assessment Criteria - Does the site (CV006)...?	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>	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 of the natural environment identified in the NCA profiles?</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 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>			
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

SA Objective	Assessment Criteria - Does the site (CV006)...?	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.	--
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and the site's proximity to historic assets. The ecological value of the site is likely to have a negative effect.			

Table 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>		

SA Objective	Assessment Criteria - Does the site (CL004)...?	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 development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Cookshill does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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>	The location of this site should provide residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Cookshill does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 20 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (CL004)...?	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 400m of the village centre of Cookhill as well 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> <li>Offer opportunities to increase the use of renewable energy?</li> <li>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</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 (CL004)...?	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 1,250m of Coyney Woods (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site mostly contains fairly species poor habitats but with some potential to support European and UK protected species along the dry ditch and connecting hedgerow, which is well connected to potentially biodiverse habitats and able to support European and UK protected species. Therefore the site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve 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
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 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	+/?



SA Objective	Assessment Criteria - Does the site (CL004)...?	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>	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 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>			
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.	--
<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 areas of open space and location away from historic assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	--

SA Objective	Assessment Criteria - Does the site (CL007)...?	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>	have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Cookshill does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (CL007)...?	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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 3 ALC land so development of this site could result in the loss of best and most	--/?

SA Objective	Assessment Criteria - Does the site (CL007)...?	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>	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
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 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 of the natural environment identified in the NCA profiles?</li> </ul>	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.	+
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 (CL007)...?	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 village centre of Cookshill has scope to have a positive effect on the vitality and viability of Cookshill and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable 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 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The ecological value of the site and its proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site that is outside the settlement boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Support Green Infrastructure to help remove or minimise 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Checkley does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Checkley does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (CK007)...?	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 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>			
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</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 (CK007)...?	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 more than 4.500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has very low biodiversity value overall in terms of area, is adjacent to a main road to the south and farm buildings to the east, dwellings to the west and species poor grasslands to the north with poor connectivity. Therefore the site is considered to have low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve 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
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>	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.	-/?

SA Objective	Assessment Criteria - Does the site (CK007)...?	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 4,500m from Cecilly Brook (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 Checkley has scope to have a positive effect on the vitality and viability of Checkley and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 (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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.			

Table 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>			
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 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 (CK008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Checkley does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Checkley does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (CK008)...?	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.	!/?
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.	+
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 value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural	<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 3 ALC land so	--/?

SA Objective	Assessment Criteria - Does the site (CK008)...?	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 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
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> <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 would not increase external pressures on these sites. Given the location of the site, it is considered that there could be limited effects on landscape character. Proposal specific information is required to assess the impact on the Needwood and South Derbyshire Claylands National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (CK008)...?	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 village centre of Checkley has scope to have a positive effect on the vitality and viability of Checkley and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>● Help provide a balanced portfolio of employment land in sustainable 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 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and low ecological value is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land. The site's proximity to historic assets is likely to have a negative effect.			

Table 7.239

## 7.5.1 Smaller villages: Dilhorne to Foxt

### Dilhorne

#### Potentially suitable sites (5+ dwellings) - within the Green Belt

#### DH004

SA Objective	Assessment Criteria - Does the site (DL004)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (DL004)...?	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 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 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>			
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.	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 (DL004)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	--/?



SA Objective	Assessment Criteria - Does the site (DL004)...?	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>	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 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>			
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.	--
<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 areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 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 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	--

SA Objective	Assessment Criteria - Does the site (DL013)...?	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>	a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+
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 attributed low ecological value as it has mostly low biodiversity value overall in terms of area, is adjacent to a road to the north, farm buildings and dwellings on the edge of a small village with fairly poor connectivity to the wider countryside through one hedgerow. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?

SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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> <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.	+



SA Objective	Assessment Criteria - Does the site (DL013)...?	Commentary on likely nature of effects of site allocation	Overall assessment
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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
18. To encourage and support a high and stable level of 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 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and distance from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 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 or minimise 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Dilhorne does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (DL018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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>			
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</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 (DL018)...?	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 more than 4,500m from Cecilly Brook (LNR) and Churnet Valley SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of ponds and wetland habitats and the good connectivity to these potentially biodiverse habitats and the wider countryside. Therefore the site is attributed some ecological importance. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.</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>	-
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</li> </ul>	<p>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</p>	-/?

SA Objective	Assessment Criteria - Does the site (DL018)...?	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 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>			
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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value.			

Table 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>			
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 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 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	--

SA Objective	Assessment Criteria - Does the site (DL026)...?	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>	a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Dilhorne does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			



SA Objective	Assessment Criteria - Does the site (DL026)...?	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.	!/?
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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (DL026)...?	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
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> <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.	+

SA Objective	Assessment Criteria - Does the site (DL026)...?	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>			
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
18. To encourage and support a high and stable level of 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 15 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's ecological value and proximity to historic assets.			

Table 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>			
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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Draycott does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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.	+

SA Objective	Assessment Criteria - Does the site (DC003)...?	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 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>			
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.	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 (DC003)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 4,000m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site itself has species poor grassland, a small semi-natural broadleaved woodland connected to a pond to the north and further woodland and scrub within a rural landscape, which has been deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (DC003)...?	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 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.	--/?
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>			
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.	--
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets and development of greenfield, grade 3 ALC land. The site's ecological value is likely to have a negative effect.			

Table 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
	SOCIAL		

SA Objective	Assessment Criteria - Does the site (FO008)...?	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 have access to appropriate levels of natural light and appropriate levels of privacy offered 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 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>	-
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 social spaces that are accessible to all people</li> <li>● Offer opportunities to improve health and well-being</li> <li>● Help to improve health and reduce health inequalities.</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>	--
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 Foxt 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 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>	+

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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 Foxton as well 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> <li>Offer opportunities to increase the use of renewable energy?</li> <li>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.	+
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 500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this	--/?

SA Objective	Assessment Criteria - Does the site (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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 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.	-

SA Objective	Assessment Criteria - Does the site (FO008)...?	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>			
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
18. To encourage and support a high and stable level of 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 (FO008)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		The site has good accessibility to areas of existing employment which is likely to have a significant positive effect. Similarly, the proposed delivery of circa 8 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and is in proximity to designated assets, both of which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.	

**Table 7.245**

## 7.5.2 Smaller villages: Hollington to Longsdon

### Hollington

#### Potentially suitable sites (5+ dwellings) - outside the draft Infill Boundary

#### HO002

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Hollington does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It should be noted that Hollington does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Saltersford Lane Meadows SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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> </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	0

SA Objective	Assessment Criteria - Does the site (HO002)...?	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 50m of one grade II listed asset and within 400m from five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of these historical heritage assets and their setting. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 Saltersford Lane Meadows SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (HO002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-



SA Objective	Assessment Criteria - Does the site (HO003)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Hollington does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Hollington does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (HO003)...?	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.	+/?
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.	+
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 Saltersford Lane Meadows SSSI, the nearest designated assets, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 (HO003)...?	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 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 historic 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 Dimmings Dale and The Ranger SSSI and Saltersford Lane Meadows SSSI and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (HO003)...?	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 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>  The proposed delivery of circa 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment, both of which is likely to have a significant negative effect, as could the site's proximity to historic assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 adequate levels of privacy to help remove or minimise 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 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>	+
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>● buildings and spaces have sufficient natural light and adequate levels of privacy to help remove or minimise 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>	--
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 Hulme 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 (HU002)...?	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 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>			
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 is 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.	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 (HU002)...?	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>	development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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.	-/?
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.	+
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 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	+/?

SA Objective	Assessment Criteria - Does the site (HU002)...?	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>	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 of the natural environment identified in the NCA profiles?</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.	+
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>			
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

SA Objective	Assessment Criteria - Does the site (HU002)...?	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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 5 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space, areas of existing employment and location away from historic assets is likely to have a positive effect, as could the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.			

Table 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
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 development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley Holt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	+
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 500m of Frogghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect	--/?

SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road to the west with buildings and species poor grasslands, and has poor connectivity to the wider countryside. The site is deemed as having some ecological value due to the presence of species rich hedgerows and a tree with bat roosting potential. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
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	<ul 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	+



SA Objective	Assessment Criteria - Does the site (KH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
historic landscape and other natural assets and resources.	<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 effects on landscape character. Proposal specific information 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>			
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 Kingsley Holt has scope to have a positive effect on the vitality and viability of Kingsley Holt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 (KH018)...?	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 8 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to historic assets.			

Table 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>			
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> </ul>	The development of this site, a brownfield site outside of the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to provide open space and support to disadvantaged 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 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.	+

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>			
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.	+

SA Objective	Assessment Criteria - Does the site (KH009)...?	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.	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. The development could also be expected to lead to increased water demand within the District. Overall, this site has been assessed as having a positive effect on this objective.	+
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-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 Frogghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity with numerous non-native and coniferous species present, is adjacent to a road to the west and buildings to the north and species poor grasslands, with fairly good connectivity to the wider countryside. The site is deemed to have some value from an ecological perspective. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve 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.	+

SA Objective	Assessment Criteria - Does the site (KH009)...?	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>	The development of this brownfield site could enable the re-use of existing buildings within the village centre. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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 of the natural environment identified in the NCA profiles?</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 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>			
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 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.	+

SA Objective	Assessment Criteria - Does the site (KH009)...?	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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space and areas of existing employment is likely to have a positive effect, as could its location away from historic assets and the development of brownfield land. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated assets.			

Table 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
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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Kingsley Holt does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Kingsley Holt does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the location and size of the site, it is considered that the site could accommodate circa 52 dwellings and therefore also provide a	++

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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>			
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</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 (ADD07)...?	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 600m of Froghall Meadow and Pastures SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+
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 asset. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (ADD07)...?	Commentary on likely nature of effects of site allocation	Overall assessment
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 600m 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 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>			
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 Kingsley Holt has scope to have a positive effect on the vitality and viability of Kingsley Holt and the wider District, as new residents could be expected to increase footfall. Overall, this has been assessed as having a positive effect on this Objective.	+
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Help provide a balanced portfolio of employment land in sustainable 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 (ADD07)...?	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.	+
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 52 dwellings is considered to have a significant positive effect. The site's accessibility to areas of existing employment is considered to have a positive effect. However, the site's inaccessibility to services and facilities is likely to have a significant negative effect. Similarly, the site's proximity to designated and historic assets is likely to have a negative effect, as could the development of greenfield, grade 4 ALC land.			

Table 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>			
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 development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LB006)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 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 would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure 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.	+
ENVIRONMENTAL			



SA Objective	Assessment Criteria - Does the site (LB006)...?	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.	!/?
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.	+
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 value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<ul style="list-style-type: none"> <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 (LB006)...?	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 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 of the natural environment identified in the NCA profiles?</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.	+
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.	+

SA Objective	Assessment Criteria - Does the site (LB006)...?	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 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.	++
<b>Summary of overall assessment and likely significant effects:</b> The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Leekbrook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 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 would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LB011)...?	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 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>			
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.	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>	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.	-



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>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 1,750m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	+/?



SA Objective	Assessment Criteria - Does the site (LB011)...?	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 1,750m from Ladderedge Country Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (LB011)...?	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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social	<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 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	--

SA Objective	Assessment Criteria - Does the site (LB012)...?	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>	have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 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 would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+
5. To ensure 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>			

SA Objective	Assessment Criteria - Does the site (LB012)...?	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>	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.	-
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.	+/?
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 (LB012)...?	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 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 of the natural environment identified in the NCA profiles?</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.	+
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.	+

SA Objective	Assessment Criteria - Does the site (LB012)...?	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 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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The site's accessibility to areas of existing employment is likely to have a significant positive effect. Similarly, the proposed delivery of circa 6 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space and its location away from designated and historic assets. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect.			

Table 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>			
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 recreation facilities that 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>	The development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>● Deliver development that reduces actual levels of crime?</li> <li>● Deliver development that helps to reduce fear of crime?</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 Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.		This site is difficult to assess against this objective without proposal specific information. However, it can be considered that new development would include aspects of good design which would help to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	+

SA Objective	Assessment Criteria - Does the site (LO002)...?	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 / 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>			
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</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 (LO002)...?	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 400m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has low potential to support protected species, and the site is fairly poorly connected to the wider countryside, though is attributed some ecological value due to the presence of two trees with potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil 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
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>	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.	-/?

SA Objective	Assessment Criteria - Does the site (LO002)...?	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 400m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (LO002)...?	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.	--
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 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>			
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 development of this site, a greenfield site within the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all	<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 (LO007)...?	Commentary on likely nature of effects of site allocation	Overall assessment
persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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>	needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	
3. To improve health and reduce health inequalities.	<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 Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			



SA Objective	Assessment Criteria - Does the site (LO007)...?	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.	!/?
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.	+
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.	-/?
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 (LO007)...?	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 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 of the natural environment identified in the NCA profiles?</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.	-
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.	+

SA Objective	Assessment Criteria - Does the site (LO007)...?	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 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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 5 dwellings is considered to have a positive effect, as could the site's accessibility to areas of open space. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 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>			
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 development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Longsdon does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Longsdon does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 13 dwellings and therefore also	++

SA Objective	Assessment Criteria - Does the site (LO021)...?	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 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>			
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</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 (LO021)...?	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 400m of Ladderedge Country Park (LNR), the nearest designated asset, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	-/?



SA Objective	Assessment Criteria - Does the site (LO021)...?	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 400m from Ladderedge Country Park (LNR) and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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

SA Objective	Assessment Criteria - Does the site (LO021)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which is likely to have a significant negative effect. The development of greenfield, grade 4 ALC land is likely to have a negative effect, as could the site's proximity to designated and historic assets.			

Table 7.257

### 7.5.3 Smaller villages: Lower Tean to Rushton Spencer

#### Lower Tean

#### Potentially suitable sites (5+ dwellings) - outside the Infill Boundary

##### LT001

SA Objective	Assessment Criteria - Does the site (LT001)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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> </ul>	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to provide open space and support local businesses that are likely to help remove or minimise 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Lower Tean does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Lower Tean does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site (LT001)...?	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 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.	+
<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 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> </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 (LT001)...?	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>	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 3,500m from Cecilly Brook (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of the improved grassland area and is also directly adjacent to a housing estate and species poor grasslands. The hedgerow however has very good connectivity to the wider countryside becoming more diverse further north and should be retained and potentially qualify for SBI status, hence the site itself being attributed ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
13. To protect and enhance the character of towns /	<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 50m of two grade II listed assets and within 400m of one scheduled monument and eight grade II listed assets. Dependent	-/?

SA Objective	Assessment Criteria - Does the site (LT001)...?	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>	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> <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>			
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 (LT001)...?	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.	-
<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 areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of areas of existing employment are likely to have a negative effect.			

Table 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>			
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 the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-

SA Objective	Assessment Criteria - Does the site (LT002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Lower Tean does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Lower Tean does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 Lower Tean as well as being adjacent to an area of open space which should reduce the need to travel within the village. Similarly, the site is within 500m of a bus stop. Overall, this site has been assessed as having a positive effect on this Objective.	+
ENVIRONMENTAL			

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>	The development of 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.	!/?
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 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 attributes the site some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (LT002)...?	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
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.	--/?
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.	+

SA Objective	Assessment Criteria - Does the site (LT002)...?	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>			
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
18. To encourage and support a high and stable level of 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 6 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the development of greenfield, grade 3 ALC land and proximity to historic assets. The site's proximity to designated assets and the inaccessibility of existing employment are likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site within the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+



SA Objective	Assessment Criteria - Does the site (OA026)...?	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 11 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	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> </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 (OA026)...?	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>	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 within 800m of Bath Pasture SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, despite its proximity to Cotton Dell Nature Reserve / AWI. The major aspects of ecological interest is the bat potential in the four trees and general potential for supporting reptiles and the connective value of the vegetation to the Local Nature Reserve. The site is therefore considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?

SA Objective	Assessment Criteria - Does the site (OA026)...?	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>	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 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>			
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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 11 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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> </ul>	The development of this site, a greenfield site outside the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to improve neighbourhood quality?</li> <li>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 village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (OA016)...?	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 areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			



SA Objective	Assessment Criteria - Does the site (OA016)...?	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.	+
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 ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (OA016)...?	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 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> <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.	+

SA Objective	Assessment Criteria - Does the site (OA016)...?	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 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>  The proposed delivery of circa 9 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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 the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (OA030)...?	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 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>			
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</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 (OA030)...?	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 900m of Bath Pasture SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has high potential biodiversity and very good connectivity to the wider countryside through broadleaved woodland to the north. The area is attributed high biodiversity value, especially the unimproved calcareous grassland. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	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.	-/?



SA Objective	Assessment Criteria - Does the site (OA030)...?	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 900m of Bath Pasture SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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 (OA030)...?	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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 23 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site outside the infill boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Oakamoor does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (OA031)...?	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 areas of open space which should help to support healthy lifestyles. It should be noted that Oakamoor does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (OA034)...?	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.	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.	+
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 ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (OA034)...?	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>	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 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 of the natural environment identified in the NCA profiles?</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.	+
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 (OA034)...?	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 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> The proposed delivery of circa 20 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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> </ul>	The development of this site, a greenfield site outside the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rudyard does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Rudyard does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 13 dwellings and therefore also	++



SA Objective	Assessment Criteria - Does the site (RU016)...?	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 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>			
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</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 (RU016)...?	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 more than 3,000m from Brough Park (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to the mosaic of habitats and habitat structure present, especially as the site is well connected to the wider countryside. The site is considered to have ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil 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
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>	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.	+/?

SA Objective	Assessment Criteria - Does the site (RU016)....?	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 3,000m from Brough Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	--
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 13 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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> </ul>	The development of this site, a mixed brownfield and greenfield site outside the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Offer opportunity to improve neighbourhood <del>quality</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>	The site is located on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rudyard does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

SA Objective	Assessment Criteria - Does the site (RU020)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rudyard does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			
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.	+



SA Objective	Assessment Criteria - Does the site (RU020)...?	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.	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.	+
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 some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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



SA Objective	Assessment Criteria - Does the site (RU020)...?	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>	The development of this brownfield and greenfield site could enable the re-use of existing building. Dependent on proposal specific information, there is scope that development could incorporate sustainable materials. Overall, this site has been assessed as having a positive effect on this Objective.	+
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<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> <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 2,750m from Brough Park (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (RU020)...?	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 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 14 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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> </ul>	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.	-

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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 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>			

SA Objective	Assessment Criteria - Does the site (RS005)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+
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 generally has poor biodiversity and has poor connectivity to the wider countryside, but despite this is deemed to have some ecological value due to the presence of a potential bat roost within one of the trees. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural	<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 (RS005)...?	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 two grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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.	+



SA Objective	Assessment Criteria - Does the site (RS005)...?	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 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>  The proposed delivery of circa 7 dwellings is considered to have a positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
1. To improve community cohesion and the quality of life of people who live in the area.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</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, 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 development of this site, a greenfield site outside of the village of Rushton Spencer, has the potential to help improve community cohesion and the quality of life of people who live in the area. The site is located in a rural area and is surrounded by open space. The development of the site would provide 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 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 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>	++

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Offer opportunities to minimise impacts on existing traffic congestion?</li> <li>Support the use of public transport?</li> <li>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>			
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.	+
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 Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is	-/?

SA Objective	Assessment Criteria - Does the site (RS009)...?	Commentary on likely nature of effects of site allocation	Overall assessment
plan's policies and proposals on European Sites and SSSIs	<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>	not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential to support protected species, though the site is fairly poorly connected to the wider countryside but is considered to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>● Help safeguard the best and most versatile agricultural 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
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> </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 (RS009)...?	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>			
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
			The proposed delivery of circa 30 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.

Table 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>		
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 the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--



SA Objective	Assessment Criteria - Does the site (RS007)...?	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 residents with good access to areas of open space which should help to support healthy lifestyles. It should be noted that Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			
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.	+



SA Objective	Assessment Criteria - Does the site (RS007)...?	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.	+
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 ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (RS007)...?	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 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 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (RS007)...?	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 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 26 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological importance of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 7.268

## RS015

SA Objective	Assessment Criteria - Does the site (RS015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (RS015)...?	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 ventilation?</li> </ul>	The development of this site, a greenfield site outside of the development boundary could be expected to have an effect on the Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Deliver opportunities that are likely to help remove or minimise 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Rushton Spencer does not have a secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Rushton Spencer does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 12 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (RS015)...?	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 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>			
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</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 (RS015)...?	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 more than 4,500m from Peak District Moors (South Pennine Moors Phase 1) SPA, the nearest designated asset, and, as such, is not considered to have an effect on this asset. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a positive effect on this Objective, however the exact effects are uncertain.	+/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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.	-/?



SA Objective	Assessment Criteria - Does the site (RS015)...?	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>			
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.	--

SA Objective	Assessment Criteria - Does the site (RS015)...?	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 12 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, the ecological value of the site and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 7.269

## 7.5.4 Smaller villages: Stockton Brook to Whiston and other areas

### Stockton Brook

#### Potentially suitable sites (5+ dwellings) - within the Green Belt

##### SB014

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 areas of open space which should help to support healthy lifestyles. It should be noted that Stockton Brook does not have a GP surgery.	+

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 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 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>			
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.	+

SA Objective	Assessment Criteria - Does the site (SB014)...?	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.	+
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 Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road with buildings to the west and species poor grasslands, with fairly good connectivity to the wider countryside. The site is deemed to have some ecological value for both its woodland assemblage and two trees with potential to support roosting bats. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	-

SA Objective	Assessment Criteria - Does the site (SB014)...?	Commentary on likely nature of effects of site allocation	Overall assessment
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Offer opportunities to reduce waste generation?</li> <li>Offer opportunities 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>	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> <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>			
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>	The development of this site could encourage investment in people and infrastructure through developer contributions although this would be limited. However, the extent of this effect is uncertain. Overall, this site 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 10 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from historic assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's ecological importance and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 7.270

## SB016

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
SOCIAL			

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"> <li>● Make a positive contribution towards community cohesion?</li> <li>● Offer opportunity to improve neighbourhood quality?</li> <li>● Offer opportunity to provide open space and support Green Infrastructure?</li> <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 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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Stockton Brook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 15 dwellings and therefore also provide a quantum of affordable housing on site. Overall, this site has been assessed as having a significant positive effect on this Objective.	++

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
needs in appropriate locations and including affordable / social /extra care housing.	<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 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>			
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</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 (SB016)...?	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 more than 1,750m from Bagnall Road Wood (LNR), the nearest designated asset, and, as such, is not considered to have an effect on this asset. The Ecological Study (2015) notes that the site has potential for protected species to be present due to proximity of ponds, Caldon Canal, and wetland habitat mosaic. The site is also well connected to more biodiverse habitats and the wider countryside. The site is therefore deemed to have some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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>	The site is within 400m of five grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?

SA Objective	Assessment Criteria - Does the site (SB016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	and villages and maintain and strengthen local distinctiveness and sense of place?		
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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>			
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.	--
<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 open space is likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets, ecological value and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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.	-



SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Stockton Brook does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Stockton Brook does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	+
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.	+/?
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 (ADD08)...?	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 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 of the natural environment identified in the NCA profiles?</li> </ul>	The site would within 2,000m from Bagnall Road Wood (LNR) and would not increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a positive effect on this Objective.	+
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			

SA Objective	Assessment Criteria - Does the site (ADD08)...?	Commentary on likely nature of effects of site allocation	Overall assessment
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>● Deliver development that helps to safeguard 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> The proposed delivery of circa 40 dwellings is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and location away from designated assets are likely to have a positive effect. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to historic assets and ecological value are likely to have a negative effect.			

Table 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>			
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 development of this site, a mixed brownfield and greenfield site outside of the development boundary could help to improve the social and environmental quality of the village centre. Overall, this site has been assessed as having a positive effect on this Objective.	+
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+



SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
		to minimise crime and the fear of crime. Overall, this site has been assessed as having a positive effect on this Objective.	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social /extra care housing.	<ul style="list-style-type: none"> <li>Offer opportunities to provide an appropriate mix of housing to enable all needs to be met?</li> <li>Offer opportunities to 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>			
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.	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> </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 (WH002)...?	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>	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 within 500m from Churnet Valley SSSI, the nearest designated asset, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has high potential biodiversity and fairly good connectivity to the wider countryside through the broadleaved woodland to the north. Therefore the site is attributed ecological value. The site may have potential to qualify for SBI status. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a significant negative effect on this Objective, however the exact effects are uncertain.	--/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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.	+
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 50m of one grade II listed asset and within 400m of six grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the	--/?

SA Objective	Assessment Criteria - Does the site (WH002)...?	Commentary on likely nature of effects of site allocation	Overall assessment
archaeological assets along with their settings.	<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>	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 is within 500m from Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++
<b>Summary of overall assessment and likely significant effects:</b>  The proposed delivery of circa 10 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect, as could the site's proximity to designated and historic assets.			

Table 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>			
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.	-

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+
ENVIRONMENTAL			

SA Objective	Assessment Criteria - Does the site (WH009A)...?	Commentary on likely nature of effects of site allocation	Overall assessment
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: 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.	!/?
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 within 600m from Churnet Valley SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a main road to the west and species poor grasslands but does have fairly good connectivity to the wider countryside through networks of hedgerows. Overall the site is attributed low ecological value due to the lack of potential to support protected species. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?



SA Objective	Assessment Criteria - Does the site (WH009A)...?	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
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> <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 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 (WH009A)...?	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>			
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> The proposed delivery of circa 15 dwellings and proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space is likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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 persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>● Buildings and spaces have sufficient natural light and appropriate levels of privacy?</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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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.	+

SA Objective	Assessment Criteria - Does the site (WH015)...?	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 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>			
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.	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 would not be subject to risk from flooding. The development of this site could lead to an increase in wastewater and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a positive effect on this objective.	+

SA Objective	Assessment Criteria - Does the site (WH015)...?	Commentary on likely nature of effects of site allocation	Overall assessment
	<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 750m from Churnet Valley SSSI, Froghall Meadow and Pastures SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. The Ecological Study (2015) notes that the site has mostly low biodiversity value overall in terms of area, is adjacent to a road to the west and buildings to the north and species poor grasslands but has good connectivity to the wider countryside through networks of hedgerows. The site also has low potential to support protected species therefore has been attributed low ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Help safeguard the best and most versatile agricultural 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
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 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	-/?

SA Objective	Assessment Criteria - Does the site (WH015)...?	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>	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 is within 750m from Churnet Valley SSSI, Frogghall Meadow and Pastures SSSI and Whiston Eaves SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++
<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 site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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.	-



SA Objective	Assessment Criteria - Does the site (WH016)...?	Commentary on likely nature of effects of site allocation	Overall assessment
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (WH016)...?	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.	+
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 attributed some ecological value. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land	<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 development of this site would not result in the loss of best and most	-

SA Objective	Assessment Criteria - Does the site (WH016)...?	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>	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 seven grade II listed assets. Dependent on proposal specific information, there is scope that development of this site could lead to the deterioration of historical heritage assets and their setting. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul 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 is within 500m from Churnet Valley SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>● Offer opportunities to support 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 (WH016)...?	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 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>  The site's proximity to areas of existing employment is considered to have a significant positive effect. Similarly, the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

Table 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>			
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 development of this site, a greenfield site outside of the development boundary could be expected to have an effect on Green Infrastructure and environmental quality. Overall, this site has been assessed as having a negative effect on this Objective.	-
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<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 on the edge of the village, it is within 400m of the village centre but has insufficient services and facilities to meet the needs of the community. It should be noted that Whiston does not have a primary or secondary school. Overall, this site has been assessed as having a significant negative effect on this Objective.	--
3. To improve health and reduce health inequalities.	<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 Whiston does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	<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>	Based on the SHLAA (2015) assessment of this site, it is considered that the site could accommodate circa 5 dwellings and therefore also	+



SA Objective	Assessment Criteria - Does the site (WH018)...?	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 positive effect on this 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>			
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</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 (WH018) ...?	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 600m from Churnet Valley SSSI and Whiston Eaves SSSI, the nearest designated assets, and, as such, is considered to have an effect on this asset. This site has not been subject to an ecology survey, so the exact effects are uncertain. The HRA notes that no direct impacts upon the SPA are predicted from this site. Overall, this site has been assessed as having a negative effect on this Objective, however the exact effects are uncertain.	-/?
11. To safeguard the best and most versatile agricultural land; improve soil and land 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
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.	-/?

SA Objective	Assessment Criteria - Does the site (WH018)...?	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 is within 600m from Churnet Valley SSSI and Whiston Eaves SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			
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.	++

SA Objective	Assessment Criteria - Does the site (WH018)...?	Commentary on likely nature of effects of site allocation	Overall assessment
<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 site's accessibility to areas of open space and the proposed delivery of circa 5 dwellings are likely to have a positive effect. However, the site is inaccessible to services and facilities which is likely to have a significant negative effect. The site's proximity to designated and historic assets and the development of greenfield, grade 4 ALC land are likely to have a negative effect.			

**Table 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>			
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 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.	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 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.	--

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>● 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 areas of open space which should help to support healthy lifestyles. It should be noted that Hulme does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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>			

SA Objective	Assessment Criteria - Does the site (OC003)...?	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. Similarly, the site is more than 1,200m from the village centre and could increase the need to travel. Overall, this site has been assessed as having a negative effect on this Objective.	-
8. To improve air quality.	<ul style="list-style-type: 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.	+
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.	-/?
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 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	+

SA Objective	Assessment Criteria - Does the site (OC003)...?	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 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. 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 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> <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 is within 600m of Hulme Quarry SSSI and could increase external pressures on these sites. Given the location of the site, it is considered that there could be effects on landscape character. Proposal specific information is required to assess the impact on the Potteries and Churnet Valley National Character Area. Overall, this site has been assessed as having a negative effect on this Objective.	-
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Offer opportunities to support 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>			



SA Objective	Assessment Criteria - Does the site (OC003)...?	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 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>  The development of brownfield, grade 4 ALC land is considered to have a positive effect, as could the site's accessibility to areas of open space and the proposed delivery of circa 6 dwellings. However, the site is inaccessible to services and facilities and areas of existing employment which are likely to have a significant negative effect. The site's proximity to designated and historic assets are likely to have a negative effect.			

Table 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>			
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>	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.	-
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>Build opportunities that help remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</del></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 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.	--
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 Cresswell does not have a GP surgery. Overall, this site has been assessed as having a positive effect on this Objective.	+
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-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	+

SA Objective	Assessment Criteria - Does the site (OC055)...?	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>	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>			
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> </ul>	Part of the site is located within flood zone 3. The development of this site could lead to an increase in waste water and reduction of natural drainage, however SuDs could be used to mitigate against this. Overall, this site has been assessed as having a significant negative effect on this Objective.	--

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 protect, maintain and improve the quality of water resources and help 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 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.	+/?
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
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>	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.	+/?

SA Objective	Assessment Criteria - Does the site (OC055)...?	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 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.	+
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>			
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> </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 (OC055)...?	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 site is located away from designated and historic assets. However, the site is inaccessible to services and facilities, is partially within a flood zone which are both assessed to have a significant negative effect. The development of greenfield, grade 4 ALC land is considered to have a negative effect.</p>			

Table 7.279



## Appraisal of alternative housing target options

## 8 Appraisal of alternative housing target options

**8.1** The matrices below set out the likely significant effects on sustainability of the four alternative options considered by the Council for a housing requirement. The assessments are based on the methodology proposed and consulted on in the SA Scoping Report and use the SA Framework also developed through consultation as part of the SA Scoping stage.

**8.2** As part of the SA appraisal of options, consideration has been given to effects on sustainability over time (in the short, medium and long term) along with any cumulative impacts of implementing each option and possible mitigation measures where appropriate.

**8.3** In comparing options with one another, consideration has also been given to the geographical scale of effect, whether any identified effects would be permanent or temporary, reversible or irreversible and the assumptions made, or justification for the assessment recorded.

**8.4** Definitions of significance are provided in Section 3 Appraisal Methodology.

### Scoring of options

Score	
++	The requirement will have a very positive impact on the sustainability objective
+	The requirement will have a slightly positive impact on the sustainability objective
0	The requirement will have a negligible or neutral impact on the 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 requirement will have a slightly negative impact on the sustainability objective
--	The requirement will have a very negative impact on the sustainability objective
i	The outcome could be dependent on implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

**Table 8.1 Scoring of options**

**8.5** 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

## Housing Requirement Option 1

SA Objective	Option 1: 250 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>Will it make a positive contribution towards community cohesion?</li><li>Will it improve neighbourhood quality?</li><li>Will it ensure that there is adequate open space and support Green Infrastructure?</li><li>Will it minimise light and noise pollution?</li><li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and</li></ul>	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer the least opportunity for associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	appropriate levels of privacy?				
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least opportunity to improve accessibility to key services and facilities. Despite this, lower levels of housing growth will enable a focus of growth on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.</p>
	<ul style="list-style-type: none"> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>				
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are brought forward in sustainable locations.</p>

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	?/-	?/-	?/--	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the least housing growth of the four options considered and thus the least opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health through lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce the fear of crime.</p>



Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					<b>Justification; cumulative effects / mitigation measures</b>
					<b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	+	+	<p>This option represents the lower end of the recommended OAN range<sup>(1)</sup> and by meeting the full demographically-assessed need for housing in the District will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. However the impact of this option on the SA objective is less significant than under all other options. This option is likely to make the least contribution to addressing the needs of an ageing population or ensuring that problems of affordability can be satisfactorily addressed, risking adverse outcomes</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Household projections suggest a considerable growth in the number of older people. The SHMA<sup>(2)</sup> identified a critical affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to help deliver additional affordable homes.</p>

SA Objective	Option 1: 250 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
					for older people and those who still need to access the housing market.	
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>Will it minimise impacts on existing traffic congestion?</li><li>Will it support the use of public transport?</li><li>Will it support safe walking and cycling?</li><li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li></ul>	?/+	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement could have a positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering most new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy <sup>(3)</sup> , including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. <b>Mitigation measures:</b> Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.
ENVIRONMENTAL						

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	-	-	-	<p>There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the smallest overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.</p>
	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air</li> </ul>	?	?	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the lowest level of growth,</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek</p>

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	pollutants (e.g. by trees)?				A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent) <sup>(4)</sup> . The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA<sup>(5)</sup> confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed towards areas of least flood risk</p>

Option 1: 250 new homes each year						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	<p>SuDS into new development?</p> <ul style="list-style-type: none"><li>Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li><li>Will it encourage water efficiency and demand management?</li></ul>				potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the least peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the lowest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.	and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"><li>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li><li>Will it help contribute to Staffordshire</li></ul>	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for biodiversity and natural networks. There will however be the lowest level of new	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including potentially

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	<p>Biodiversity Action Plan objectives?</p> <ul style="list-style-type: none"> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>				<p>investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the lowest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford most protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.</p>
					<p>requiring Green Belt release and potentially sites within the zone of influence of European designated sites. <b>Mitigation measures:</b> Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.</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>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> </ul>	?	?/+	?/++	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the lowest level of growth, this option is likely to provide most overall, long-term protection for the best and most versatile agricultural land.</p>
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. <b>Mitigation measures:</b> Local Plan policies to ensure protection and</p>



Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>				enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and</li> </ul>	?	?/+	?/++	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However with the lowest level of growth proposed, of all
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
assets along with their settings.	<ul style="list-style-type: none"> <li>undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>				<p>the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and undesignated assets) or their settings that could not be reasonably mitigated.</p> <p><b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.</p>
14. To protect and enhance the character and appearance of the landscape including historic	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	?	?/+	?/++	<p>options considered, this option is most likely to result in protection of cultural and historic heritage assets (designated and undesignated) along with their settings.</p> <p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study<sup>(6)</sup> offers guidance to help</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site</p>

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>				<p>ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA<sup>(7)</sup> identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the lowest level of growth proposed, of all options considered, this option is the most likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.</p> <p>allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>
15. To encourage further development of	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The higher the level of growth, the greater the</p>

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>economy and local distinctiveness? Does it help support tourism and the visitor economy?</li> </ul>				<p>number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</p>
ECONOMIC					
16. To safeguard the vitality and viability of the District's towns and villages, and create and	<ul style="list-style-type: none"> <li>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	+	+	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Residents of new developments will support their local retail, leisure and service provision. <b>Mitigation measures:</b></p>

Option 1: 250 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
sustain a vibrant rural economy					Local Plan policies to support town and village centres.
		deaths over births. The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. Although since this option provides for the lowest level of growth, the benefits would be lowest of all options considered.			
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	-	--	--	<p>This option is likely to lead to the loss of 2,075 jobs over the plan period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> A local labour supply will help to deliver economic growth across the plan area. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p>

SA Objective	Option 1: 250 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"><li>Will it meet the employment needs of local people?</li><li>Will it increase economic activity levels?</li><li>Will it improve physical accessibility to jobs?</li><li>Will it support higher income levels for local residents?</li></ul>	-	--	--	It is projected that the number of people aged over 65 in the District will increase by 39% by 2031. The oldest age groups (75-84 and 85+) would see the most substantial increases of 69% and 134% respectively <sup>(8)</sup> . Under this option, the ageing profile of the population is likely to result in a reduction in the labour force, with the working age population expected to decline by 4,058 by 2031. Taking into account overall economic activity rates of individual age groups, this option indicates that the labour force would decline by 2,075 over the plan period. The option is likely to have a negative effect on the local economy and local employment.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.
<b>Summary of significant effects:</b>  This option proposes the delivery of 250 new dwellings per year. It will have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs since it represents the lower end of the recommended objectively assessed housing need range. However being the lower end of the range, the option makes the least contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 2,800 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages including helping to safeguard local shops and services. However since this						



SA Objective	Option 1: 250 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
	<p>option provides for the lowest level of growth, these benefits would be lowest of all options considered. This option is likely to lead to the loss of 2,075 jobs over the plan period. This is likely to result in a significant negative effect on business, the local economy and local employment through a lack of encouragement for investment in business and infrastructure. As the lowest growth option, requiring the lowest number of site allocations, by comparison with other options considered, this alternative is likely to result in minor positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The low level of growth is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The low level of growth is also likely to help enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. However since this option proposes the lowest level of growth, it is also likely to result in the lowest level of investment in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to minor negative effects on the SA objective relating to reducing health improvements.</p>					

Table 8.2 Assessment Table for Option 1: 250 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update; January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010
8. Staffordshire Moorlands 2012-based SNHP Update; Nathaniel Lichfield & Partners; January 2016

## Housing Requirement Option 2

Option 2: 320 new homes each year						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
SOCIAL						
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>Will it make a positive contribution towards community cohesion?</li></ul>	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer fewer opportunities than options 3 and 4 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be more opportunities than under option 1.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
	<ul style="list-style-type: none"><li>Will it improve neighbourhood quality?</li></ul>					
	<ul style="list-style-type: none"><li>Will it ensure that there is adequate open space and support Green Infrastructure?</li></ul>					
	<ul style="list-style-type: none"><li>Will it minimise light and noise pollution?</li></ul>					
	<ul style="list-style-type: none"><li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and</li></ul>					

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	appropriate levels of privacy?				
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve accessibility to key services and facilities. Lower levels of housing growth may enable a focus of growth on small urban extensions and small sites within the existing settlement boundary which is likely to help minimise the distance people need to travel.</p>
	<ul style="list-style-type: none"> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>				
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are brought forward in sustainable locations.</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	?	?/-	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under option 1, but less growth than proposed under options 3 or 4 and thus some opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be a deterioration in health-care, lack of investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					Justification; cumulative effects / mitigation measures
					the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	+	++	<p>This option represents the job stabilisation / past trends job growth scenario<sup>(1)</sup>. It is also broadly aligned with the requirement identified in the adopted Core Strategy (300dpa). By meeting the full assessed need for housing in the District, this option will have a direct, long-term, positive effect on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under option 1, it is less significant than under options 3 and 4. Whilst this option is likely to contribute to addressing the needs of an ageing population and ensuring that problems of affordability can be</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Household projections suggest a considerable growth in the number of older people. The SHMA<sup>(2)</sup> identified a critical affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area but fails fully to address affordable housing need, or offer maximum opportunity for investment in meeting the housing needs of older people. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					addressed, there is a greater risk of adverse outcomes for older people and those who still need to access the housing market than under options 3 and 4.
					help deliver additional affordable homes.
6. To strengthen links between rural areas and towns by sustainable forms of transport and reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	?/+	?/+	?/++	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement could have a long-term positive effect on minimising the impact of new development on existing traffic congestion and could offer support for the use of sustainable forms of transport through delivering new development close to town and village centres. The option could support priorities and provisions identified in the SMDC integrated transport strategy <sup>(3)</sup>, including the</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. <b>Mitigation measures:</b> Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.</p>



Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					proposed Local Transport Packages for Leek, Cheadle and Biddulph.
ENVIRONMENTAL					
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	-	-	--	<p>There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in a lower overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. In the long-term there is likely to be a more significant negative impact than under option 1 since this proposes lower growth.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	?	?/-	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to give rise to lower levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under option 1 and some potential for development to be delivered within 500m of an identified area of poor air quality.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)<sup>(4)</sup>. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.</p>
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development - at whatever overall scale - will be permitted only</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?</li> <li>Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Will it encourage water efficiency and demand management?</li> </ul>				<p>However the SFRA<sup>(5)</sup> confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in less peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in less risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a more significant negative impact than under option 1.</p>
					<p>where schemes meet development plan requirements for management of flood risk.  <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.</p>
10. To identify, conserve and enhance	<ul style="list-style-type: none"> <li>Will it protect and promote effective management of</li> </ul>	?	?/+	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the</p> <p><b>Geographical scale:</b> Local Plan area;  <b>Effects:</b> Permanent;  <b>Assumptions made:</b> Policies in</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>				<p>the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. <b>Mitigation measures:</b> Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.</p>
					<p>location of development and the implementation of Local Plan policies. However, since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for biodiversity and natural networks. However in comparison with options 3 and 4, there is likely to be a lower level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given that in comparison with options 3 and 4, this requirement is likely to lead to lower recreational and other urbanising pressures on the closest European sites, the option is also likely to afford long-term protection for the integrity of European sites. Whilst positive impacts are not as significant as under option 1, the HRA of the Local Plan will ensure that Local Plan</p>

Option 2: 320 new homes each year						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>	?	?/+	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to provide overall, long-term protection for the best and most versatile agricultural land. However positive impacts are not as significant as under option 1.</p>	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.</p>
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> </ul>	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>				re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and</li> </ul>	?	?/+	?/+	<p>location of development and the implementation of Local Plan policies.</p> <p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in protection of cultural and historic heritage assets (designated and undesignated) along with their settings. Positive impacts are not as significant as under option 1.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and undesignated assets) or their settings that could not be reasonably mitigated.</p>



Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	maintain and strengthen local distinctiveness and sense of place?				<b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	?	?/+	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study<sup>(6)</sup> offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA<sup>(7)</sup> identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					settlement pattern was still predominant. Since it proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources. Positive impacts are not as significant as under option 1.
	other natural assets and resources.				
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness? Does it help support tourism and the visitor economy?</li> </ul>	?	?	?	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy.</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					<p>significance is less than under option 1. The positive impacts are balanced by the requirement also providing less opportunity than under options 3 and 4 for investment in culture and tourism and this may result in long-term negative effects on the local economy.</p> <p>Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</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>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	+	++	<p>This option assumes that the number of jobs in the District remains at its current (2012) level over the plan period and since there is an ageing population, there would be a need for growth in the labour force, in-migration and ultimately housing. Creating a labour force large enough to support jobs would result in a population increase of 7,901. The increase in spending in the local economy this is likely to generate should result in benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Residents of new developments will support their local retail, leisure and service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.</p>

Option 2: 320 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					Although since this option proposes a lower level of growth than under options 3 and 4, in comparison with other alternatives considered, this requirement is likely to result in less significant benefits. Benefits would be more significant than under option 1.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	+	+	+	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Helping to stem the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demands of services associated with an ageing population and a more limited supply of labour.</p> <p><b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p>
18. To encourage and	<ul style="list-style-type: none"> <li>Will it meet the employment</li> </ul>	0	0	+	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p>

SA Objective		Option 2: 320 new homes each year					Justification; cumulative effects / mitigation measures
		Decision making criteria	Time-frame			Nature of effect; Comments	
			ST	MT	LT		
support a high and stable level of employment		<ul style="list-style-type: none"><li>needs of local people?</li><li>Will it increase economic activity levels?</li><li>Will it improve physical accessibility to jobs?</li><li>Will it support higher income levels for local residents?</li></ul>				District. This is likely to result in a long term minor positive impact on the local economy and local employment.	<b>Assumptions made:</b> Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.
<b>Summary of significant effects:</b>							
<p>This option proposes the delivery of 320 new dwellings per year. Since it is within the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under option 1. However being closer to the lower end of the range than options 3 and 4, the option makes less of a contribution than options 3 and 4 to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 7,900 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under option 1 and less significant than under options 3 and 4. This option is expected to maintain the current number of jobs in the district over the plan period. This is likely to result in a long term minor positive impact on business, the local economy and local employment. This compares favourably with the impacts on this objective likely under option 1, where significant negative impacts on SA objectives for supporting employment and economic growth are likely. However the positive impacts on economic growth under this option are less significant than those likely to result under options 3 and 4. Option 2 requires the second lowest number of site allocations</p>							



SA Objective	Option 2: 320 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	of the four options considered, and consequently this alternative is likely to result in comparatively more positive effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 3 and 4. Positive effects on these objectives are slightly less under this option than under option 1. The lower level of growth under option 2 compared with options 3 and 4 is also likely to minimise the negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. The lower level of growth is also likely more likely under option 2 than options 3 and 4 to enable a focus of new development on small urban extensions and small sites within existing settlement boundaries resulting in minor positive effects on minimising the distance people need to travel to access key services and facilities and increasing the opportunities for use of sustainable forms of transport. Benefits under option 2 in this regard are not likely to be as great as under option 1. However since option 2 proposes the second lowest level of growth of the four options considered, it is likely to result in a lower level of investment than under options 3 and 4 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor negative effects on the SA objective relating to reducing health improvements. These negative effects are not likely to be as significant as under option 1.					

Table 8.3 Assessment Table for Option 2: 320 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update; January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010



## Housing Requirement Option 3

SA Objective		Option 3: 440 new homes each year					Justification; cumulative effects / mitigation measures
		Decision making criteria	Time-frame			Nature of effect; Comments	
			ST	MT	LT		
SOCIAL							
1. To improve community cohesion and the quality of where people work and live.	●	Will it make a positive contribution towards community cohesion?	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement may offer more opportunities than options 1 and 2 for achieving associated benefits of investment, such as new or enhanced community facilities, but there would be less opportunities than under option 4.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
	●	Will it improve neighbourhood quality?					
	●	Will it ensure that there is adequate open space and support Green Infrastructure?					
	●	Will it minimise light and noise pollution?					
	●	Will it ensure that occupiers of buildings and spaces have sufficient natural light and					

SA Objective	Option 3: 440 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
	appropriate levels of privacy?					
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"><li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li></ul>	?	?/+	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However under this option it is less likely than under options 1 and 2 that the focus of growth could be delivered as small urban extensions and small sites within existing settlement boundaries and this may increase the distance that some people would need to travel in order to access key services and facilities.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are brought forward in sustainable locations.
	<ul style="list-style-type: none"><li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li></ul>					

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	?	?/+	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver more growth than under options 1 and 2 (but less growth than proposed under option 4) and consequently there is opportunity to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an indirectly positive effect on health through enabling investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of developed opportunities to provision of improved opportunities to access the countryside as part of new developments.</p>
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.</p>
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	++	++	<p>This option represents the Oxford Economics Job Growth scenario<sup>(1)</sup>. This option represents to upper end of the objectively assessed housing need range. By meeting the full assessed need for housing in the District, this option will have a direct, medium and long-term, positive effect on the SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a significant contribution to meeting community needs. While the impact of this option on the SA objective is greater than that under options 1 and 2, it is less significant than under option 4. As the upper end of the OAN range, this option is likely to make a significant contribution to addressing the needs of an ageing population and ensuring that</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Household projections suggest a considerable growth in the number of older people. The SHMA<sup>(2)</sup> identified a critical affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area and address both affordable housing need and the housing needs of older people. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to help deliver additional affordable homes.</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					problems of affordability can be addressed.
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>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	?	?	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement could have a long-term negative effect on minimising the impact of new development on existing traffic congestion. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, possibly resulting in a lower use of sustainable forms of transport. The option is likely to support priorities and provisions identified in the SMDC integrated transport strategy <sup>(3)</sup>, including the proposed Local Transport</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for sustainable transport. <b>Mitigation measures:</b> Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					Packages for Leek, Cheadle and Biddulph.
ENVIRONMENTAL					
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>	-	--	--	<p>There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in a higher overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys. Impacts are likely to be less significant than under option 4.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.</p>



Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	?	?/-	?/--	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to give rise to higher levels of new emissions of airborne pollutants associated with additional car journeys. In the medium and long-term there is likely to be a more significant negative impact than under options 1 and 2 and some potential for development to be delivered within 500m of an identified area of poor air quality. Impacts are likely to be less significant than under option 4.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)<sup>(4)</sup>. The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants, there is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.</p>
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development - at whatever overall scale - will be permitted only</p>

Option 3: 440 new homes each year				
SA Objective	Decision making criteria	Time-frame		
		ST	MT	LT
	<ul style="list-style-type: none"> <li>• areas of least flood risk? Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?</li> <li>• Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>• Will it encourage water efficiency and demand management?</li> </ul>			
				<p>of Local Plan policies. However the SFRA<sup>(5)</sup> confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered, this requirement is likely to result in more peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus result in more risk of surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration. Although in the long-term there is likely to be a less significant impact than under option 4.</p>
				<p>where schemes meet development plan requirements for management of flood risk. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European Sites and SSSIs	<ul style="list-style-type: none"> <li>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>	?	?/-	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide long-term protection for biodiversity and natural networks. However in comparison with options 1 and 2, there is likely to be a higher level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes (but less opportunity than under option 4). Given that in comparison with options 1 and 2, this requirement is likely to lead to increased recreational and other urbanising pressures on the closest European sites, the option is also less likely to afford long-term protection for the integrity of European sites. Whilst such negative impacts are not as</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites in the countryside, on the periphery of settlements, including sites potentially requiring Green Belt release or within the zone of influence of European designated sites. <b>Mitigation measures:</b> Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.</p>

SA Objective	Option 3: 440 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
					significant as under option 4, the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.	
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"><li>Will it safeguard the best and most versatile agricultural land?</li><li>Will it minimise the loss of greenfield land?</li><li>Will it reduce land contamination / instability?</li><li>Will it reduce the amount of derelict land?</li><li>Will it protect notable geological and geomorphological features?</li></ul>	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to provide overall, long-term protection for the best and most versatile agricultural land. However negative impacts are not as significant as under option 4.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the greater the need to allocate agricultural (greenfield) sites. <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies.
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and</li> </ul>	?	?	?/-	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is likely to result in less protection of cultural and historic heritage assets (designated and undesignated) along with their settings.
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?				(designated and undesignated assets) or their settings that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.
14. To protect and enhance the character and appearance of the landscape including historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment</li> </ul>	?	?	?/-	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement Character Assessment Study<sup>(6)</sup> offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA<sup>(7)</sup> identified that (within each of the study areas) historic character had been retained and that beyond the present</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and</p>



Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	identified in the NCA profiles?				appearance of the landscape including historic landscape and other natural assets and resources.
					extent of the built areas, a dispersed settlement pattern was still predominant. Since it proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is less likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources. Negative impacts are not as significant as under option 4.
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	?	?	?	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> The higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					distinctiveness, and this may lead to a long-term negative impact on tourism and the visitor economy. The significance is less than under option 4. The negative impacts are balanced by the requirement also providing more opportunity than under options 1 and 2 for investment in culture and tourism and this may result in medium term positive effects on the local economy.
<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>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	++	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Residents of new developments will support their local retail, leisure and service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					villages, contributing to the safeguarding and improvement of shops and services. Since this option proposes a higher level of growth than under options 1 and 2, in comparison with other alternatives considered (with the exception of the highest growth option 4) this requirement is likely to result in significant benefits for the economies of existing centres. Benefits however are likely to be less significant than under option 4.
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of</li> </ul>	+	+	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Helping to reverse the decline of working age residents in the District would achieve a more balanced population structure and reduce potential future economic difficulties and the demand of services associated with an ageing population and a more limited supply of labour.</p> <p><b>Mitigation measures:</b> Local Plan</p>

Option 3: 440 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	existing businesses?				policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Will it meet the employment needs of local people?</li> <li>Will it increase economic activity levels?</li> <li>Will it improve physical accessibility to jobs?</li> <li>Will it support higher income levels for local residents?</li> </ul>	+	+	++	<p>This option is expected to deliver sufficient labour force levels to support the Oxford Economics job growth projections, a labour force increase of 1,549. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p>
<p><b>Summary of significant effects:</b></p> <p>This option proposes the delivery of 440 new dwellings per year. Since it is the upper end of the recommended objectively assessed housing need range, the housing requirement would have a direct, long-term positive effect on the SA objective to ensure provision of homes to meet local needs. This positive effect is likely to be more significant than under options 1 and 2. As the upper end of the range, the option is likely to make a significant contribution to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 13,400 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including help to safeguard local shops and services. Under this option, these benefits are likely to be more significant than under options 1 and 2,</p>					

SA Objective	Option 3: 440 new homes each year					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
	but less significant than under option 4. This option is based on expected job growth of 2,250 in the district over the plan period. This is likely to allow for the economic potential of the district to be realised and result in medium and long term positive impacts on the local economy and local employment. Option 3 requires the second highest number of site allocations of the four options considered, and consequently this alternative is likely to result in comparatively more negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets than options 1 and 2. Negative effects on these objectives are slightly less under this option than under option 4. The higher level of growth under option 3 compared with options 1 and 2 is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. Due to the extent of sites that are likely to be allocated under this option, it is less likely than under options 1 and 2 that a high proportion of new development can be delivered close to town and village centres, resulting in negative effects on minimising the distance people need to travel to access key services and facilities and reducing the opportunities for use of sustainable forms of transport. Negative effects under option 3 in this regard are not likely to be as great as under option 4. However since option 3 proposes the second highest level of growth of the four options considered, it is likely to result in a higher level of investment than under options 1 and 2 in community facilities, including Green Infrastructure and other measures that help to reduce health inequalities, leading to possible minor positive effects on the SA objective relating to reducing health improvements. These positive effects are not likely to be as significant as under option 4.					

Table 8.4 Assessment Table for Option 3: 440 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010

## Housing requirement option 4

SA Objective		Option 4: 520 new homes each year					Justification; cumulative effects / mitigation measures
		Decision making criteria	Time-frame			Nature of effect; Comments	
			ST	MT	LT		
SOCIAL							
1. To improve community cohesion and the quality of where people work and live.	●	Will it make a positive contribution towards community cohesion?	?	?	?/+	There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. There is a balance between loss of countryside as a result of development and provision of new, accessible open space as part of new developments. This requirement is likely to offer the most opportunity for associated benefits such as new or enhanced community facilities to be delivered as a result of new development.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are more dependent on design and location of new development than on the overall housing requirement. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.
	●	Will it improve neighbourhood quality?					
	●	Will it ensure that there is adequate open space and support Green Infrastructure?					
	●	Will it minimise light and noise pollution?					
	●	Will it ensure that occupiers of buildings and spaces have sufficient natural light and					



Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	appropriate levels of privacy?				
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> </ul>	?	?	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus the greatest opportunity to improve accessibility to key services and facilities through delivering more investment into the rural areas. However, this level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel.</p>
	<ul style="list-style-type: none"> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>				
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are brought forward in sustainable locations.</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	?	?	?/+	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this option will deliver the highest level of housing growth of the four options considered and thus present the most opportunities to improve health infrastructure, including opportunities for walking and cycling. In the long term there could be an improvement in health through increased investment in health-care, leisure and physical recreational facilities. There is a balance between loss of countryside as a result of development and provision of improved opportunities to access the countryside as part of new developments.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Investment in new infrastructure keeps pace with growth. More housing growth offers more opportunities to invest in new health-care facilities, including new or improved opportunities for walking and cycling. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the implementation of relevant Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					Justification; cumulative effects / mitigation measures
					the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	++	++	++	<p>This option exceeds the upper end of the recommended OAN range<sup>(1)</sup> and by meeting the full, objectively assessed need for housing in the District, it will have a direct, long-term, positive effect on this SA objective. The requirement is expected to enable the delivery of a range of housing types and tenures, making a significant contribution to meeting community needs. The impact of this option on the SA objective is more significant than under all other options. This option is likely to make the most contribution to addressing the needs of an ageing population and ensuring that problems of affordability can be satisfactorily addressed, improving outcomes for older people</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Household projections suggest a considerable growth in the number of older people. The SHMA<sup>(2)</sup> identified a critical affordable housing need. Objectively assessed housing need for the District is between 250dpa and 440dpa. This option will meet the objectively assessed housing need of the plan area and will go further than any other option considered towards addressing affordable housing need and offering opportunities for investment in meeting the housing needs of older people. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					and those who still need to access the housing market.
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>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>	?/-	?/--	?/--	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However this requirement is likely to have a negative effect on minimising the impact of new development on existing traffic congestion. Due to the number of site allocations that would be required, it is likely that some new development would be delivered remote from town and village centres, making the use of sustainable forms of transport less likely. The option could support priorities and provisions identified in the SMDC integrated transport strategy <sup>(3)</sup>, including the proposed Local Transport Packages for Leek, Cheadle and Biddulph.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Lower levels of growth are likely to generate fewer new car journeys, resulting in less impact on existing congestion. Lower levels of growth will maximise the proportion of new development delivered close to existing centres, facilitating use of sustainable forms of transport. Higher levels of growth will allow most investment in support for walking and cycling initiatives. <b>Mitigation measures:</b> Local Plan policies to ensure that developments are brought forward in sustainable locations; support safe walking and cycling and improve access to the natural environment.</p>
ENVIRONMENTAL					

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> </ul>	--	--	--	<p>There is some uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of developments and the implementation of Local Plan policies. However this option is likely to result in the greatest overall increase in carbon emissions from the energy consumption and emissions arising from construction and use of new development and associated car journeys.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.</p>
	<ul style="list-style-type: none"> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>				
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air</li> </ul>	?	?/-	--	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as this option represents the highest level of housing growth, it is</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Identified areas of poor air quality include the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	pollutants (e.g. by trees)?				likely to give rise to the highest level of new emissions of airborne pollutants associated with additional car journeys. In the medium-term there is potential for development to be delivered within 500m of an identified area of poor air quality.
	from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent) <sup>(4)</sup> . The total increase in number of dwellings and car journeys is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants.				
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as</li> </ul>	?	?	?	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Development - at whatever overall scale - will be permitted only where schemes meet development plan requirements for management of flood risk.</p> <p><b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed towards areas of least flood risk</p>
					<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However the SFRA<sup>(5)</sup> confirms that there are few locations in which development would significantly increase fluvial flood risk elsewhere, due to the majority of potentially suitable sites for development being</p>



Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>SuDS into new development? Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Will it encourage water efficiency and demand management?</li> </ul>				located within Flood Zone 1, with only a few sites partially within Flood Zone 2 or 3. This option requires the most peripheral development proposed on agricultural (greenfield) land on the outskirts of settlements, and thus poses the greatest risk of all options to increase surface water flood risk within towns or villages and further downstream as a result of increased surface water runoff and reduced infiltration.
					and incorporate SuDS wherever possible.
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on European	<ul style="list-style-type: none"> <li>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to</li> </ul>	?/-	?/--	?/--	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the higher the level of growth, the greater the need to allocate sites</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
Sites and SSSIs	<p>Staffordshire Biodiversity Action Plan objectives?</p> <ul style="list-style-type: none"> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>				<p>protection for biodiversity and natural networks. There will however be the greatest level of new investment and associated opportunities to deliver biodiversity enhancement or the extension of GI networks as part of schemes. Given it will lead to the highest recreational and other urbanising pressures on the closest European sites, of all options considered, this option is also likely to afford least protection for the integrity of European sites. However the HRA of the Local Plan will ensure that Local Plan policies and allocations will not result in adverse effects on European designated sites.</p> <p>in the countryside, on the periphery of settlements, including potentially requiring Green Belt release and potentially sites within the zone of influence of European designated sites. <b>Mitigation measures:</b> Local Plan policies to ensure conservation and enhancement of biodiversity and that any development proposal is not permitted to have an adverse effect on the integrity of a European site.</p>
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and	<ul style="list-style-type: none"> <li>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> </ul>	?/-	?/--	?/--	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for the best and most versatile agricultural land and geological resources, but the higher the level of growth, the</p> <p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. However as it proposes the highest level of housing growth of all options considered, this option is likely to</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Will it reduce land contamination / instability?</li> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>				provide least overall, long-term protection for the best and most versatile agricultural land.  <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of</li> </ul>	?/-	?/-	?/-	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
and other heritage and archaeological assets along with their settings.	<p>cultural and historic heritage assets (designated and undesignated assets) along with their settings?</p> <ul style="list-style-type: none"> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>				<p>implementation of Local Plan policies. However with the highest level of housing growth proposed, of all options considered, this option is least likely to result in protection of cultural and historic heritage assets (designated and undesignated) along with their settings.</p> <p>protection for heritage and archaeological assets along with their settings. However the higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of altering the character of settlements and resulting in deterioration of cultural and historic heritage assets (designated and undesignated assets) or their settings that could not be reasonably mitigated.</p> <p><b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.</p>
14. To protect and enhance the character and appearance of the landscape including	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	?/-	?/--	?/--	<p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the implementation of Local Plan policies. The Landscape and Settlement</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However the</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
historic landscape and other natural assets and resources.	<ul style="list-style-type: none"> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>				higher the level of growth, the greater the number of site allocations that will be made, increasing the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.
15. To encourage further development of	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and</li> </ul>	?	?	?	<p>Character Assessment Study<sup>(6)</sup> offers guidance to help ensure new development required in the District takes place in locations that are compatible with the unique quality of the Staffordshire Moorlands landscape and in sympathy with the setting of a particular settlement. The HEA<sup>(7)</sup> identified that (within each of the study areas) historic character had been retained and that beyond the present extent of the built areas, a dispersed settlement pattern was still predominant. With the highest level of housing growth proposed, of all options considered, this option is the least likely to result in the protection of the character and appearance of the landscape, including historic landscapes, and other natural assets and resources.</p> <p>There is uncertainty as to the nature of the effect and level of significance as this will be dependent on the location of development and the</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The higher the level of growth, the greater the</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>local distinctiveness? Does it help support tourism and the visitor economy?</li> </ul>				<p>number of site allocations that will be made, increasing the risk of congestion and an adverse effect on the character and appearance of landscapes, towns and villages that together may detract from the further development of local distinctiveness and could result in long-term negative impacts on tourism and the visitor economy. Counter to this, higher levels of growth provide the most opportunities for investment that may support tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</p>
<b>ECONOMIC</b>					
16. To safeguard the vitality and viability of the District's towns and villages,	<ul style="list-style-type: none"> <li>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the</li> </ul>	++	++	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Residents of new developments will support their local retail, leisure and</p>



Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
and create and sustain a vibrant rural economy	retail, leisure and service provision?				sectors in line with regional averages there would need to be an increase in the population of 17,202 in the district over the plan period. The increase in spending in the local economy this is likely to generate should result in significant benefits to the vitality and viability of the District's towns and villages, contributing to the safeguarding and improvement of shops and services. However these benefits should be treated with caution since the 2012-based SNHP update notes that the population growth would primarily be achieved by inward migration as opposed to natural change and this would require a step change in migration above the level that is likely to be achievable in the district.
					service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.
17. To strengthen, modernise and diversify the District	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in</li> </ul>	++	++	++	<p>This option is based on an objective forecast of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> A local labour supply will help to deliver economic growth across the plan</p>

Option 4: 520 new homes each year					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>sustainable locations? Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>				regional economic performance. This projection estimates that there could be a total (net additional) job growth of around 3,878 over the plan period. This is likely to result in a significant positive effect on business, the local economy and local employment. However these benefits should be treated with caution since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change and this would require a step change in migration above the level that is likely to be achievable in the district.
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Will it meet the employment needs of local people?</li> <li>Will it increase economic activity levels?</li> </ul>	++	++	++	<p>area. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Whilst there is not a direct causal relationship between job growth and housing needs, the two are nevertheless fundamentally related. Ensuring a sufficient supply of homes within</p>

Option 4: 520 new homes each year					Justification; cumulative effects / mitigation measures	
SA Objective	Decision making criteria	Time-frame				Nature of effect; Comments
		ST	MT	LT		
	<ul style="list-style-type: none"><li>Will it improve physical accessibility to jobs?</li><li>Will it support higher income levels for local residents?</li></ul>				effect on the local economy and local employment. However these benefits should be treated with caution since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district.	easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.
<b>Summary of significant effects:</b>						
This option proposes the delivery of 520 new dwellings per year. It will have a direct and significant positive effect on the SA objective to ensure provision of homes to meet local needs since it exceeds the upper end of the recommended objectively assessed housing need range. This option should make the greatest contribution of all options considered to addressing affordable housing need and the needs of an ageing population. Predicted population growth of around 17,000 is likely to increase spending in the local economy resulting in positive benefits for the District's towns and villages, including helping to safeguard local shops and services. This option is based on an objective forecast of how the district could perform in economic terms based on the nature of its economy and current expectations of future national and regional economic performance and provides unconstrained employment growth in the district of 3,878 jobs over the plan period. As a result, the option is likely to have a significant positive effect on the local economy and local employment. However these predicted positive						

SA Objective	Option 4: 520 new homes each year					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	<p>effects should be treated with caution, since the 2012-based SNHP update notes that the population growth required to underpin this job growth would primarily be achieved by inward migration as opposed to natural change. Net migration would need to increase from +7,373 to +20,645 - over 13,000 net additional in migrants to achieve the required population level (all other assumptions remaining constant). This is considered to be at odds with what may be reasonably expected to occur in the district. As the highest growth option, requiring the highest number of site allocations, by comparison with other options considered, this alternative is likely to result in significant negative effects on SA objectives relating to the protection of biodiversity; the character of towns, villages and heritage assets and their settings; and landscape character and natural assets. The high level of housing growth is also likely to result in negative effects on objectives relating to climate change contributions and air quality that are associated with energy consumption and emissions arising from construction and use of new dwellings and associated car journeys. This level of new housing development is not likely to enable growth to be focused on small urban extensions and small sites within the existing settlement boundaries, which may result in increasing the distance people need to travel to access key services and facilities and makes the use of sustainable forms of transport less likely. However since this option proposes the highest level of growth, it is likely to result in the highest level of investment in community facilities, including Green Infrastructure and other measures that may help to reduce health inequalities, leading to positive effects on the SA objective relating to reducing health improvements.</p>					

Table 8.5 Assessment Table for Option 4: 520 new homes each year

1. Staffordshire Moorlands 2012-based SNHP Update: January 2016 Revision; Nathaniel Lichfield & Partners; January 2016
2. Strategic Housing Market Assessment and Housing Needs Study; Nathaniel Lichfield & Partners; June 2014
3. Staffordshire Moorlands District Integrated Transport Strategy 2013-2031; Staffordshire County Council; November 2013
4. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
5. Staffordshire Moorlands Level 1 Strategic Flood Risk Assessment (SFRA) Update; AECOM Infrastructure and Environment UK Ltd; October 2015
6. Landscape and Settlement Character Assessment Study; Wardell Armstrong; 2008
7. Historic Environment Character Assessment: Staffordshire Moorlands; Staffordshire County Council; August 2010
8. Employment Land Requirement Study; Nathaniel Lichfield & Partners; July 2014 and Updated Labour Supply Modelling; September 2014

## Appraisal of alternative development approaches for Cheadle

## 9 Appraisal of alternative development approaches for Cheadle

**9.1** The matrices below set out the likely significant effects on sustainability of the three alternative options considered by the Council for a development approach for Cheadle. The assessments are based on the methodology proposed and consulted on in the SA Scoping Report and use the SA Framework also developed through consultation as part of the SA Scoping stage.

**9.2** As part of the SA appraisal of options, consideration has been given to effects on sustainability over time (in the short, medium and long term) along with any cumulative impacts of implementing each option and possible mitigation measures where appropriate.

**9.3** In comparing options with one another, consideration has also been given to the geographical scale of effect, whether any identified effects would be permanent or temporary, reversible or irreversible and the assumptions made, or justification for the assessment recorded.

**9.4** Definitions of significance are provided in Section 3 Appraisal Methodology.

**9.5** Scoring of options is as set out in Table 8.1.

### Option 1: Northern Focus

Option 1: Northern Focus						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
		SOCIAL				
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>Will it make a positive contribution towards community cohesion?</li></ul>	+/ -	+/ -	+/ -	Development of the sites comprising the "northern focus" include sites both within and outside the existing settlement boundary. The option could enable the delivery of a new school, and	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as



Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it improve neighbourhood quality?</li> <li>Will it ensure that there is adequate open space and support Green Infrastructure?</li> <li>Will it minimise light and noise pollution?</li> <li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> </ul>				<p>this is likely to result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009, CH024 and CH129 are within 100m of Cecilly Brook LNR or Hales Hall Pool LNR; sites CH73B and CH081 are within 200m of Cecilly Brook LNR and Hales Hall Pool LNR respectively and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.</p>
	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender</li> </ul>	+	++	++	<p>the location of new development.</p> <p><b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.</p>
2. To advance equality of opportunity between all persons and eliminate social					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
exclusion by improving access to jobs, services and facilities.	<p>reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</p> <ul style="list-style-type: none"> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>				<p>sites CH001, CH002A, CH002B, CH006, CH020, CH024 and CH073B are within 800m of the centre. Sites CH004 and CH129 are within 1,200m of the town centre. Of this option, only sites CH080, CH081 and CH132 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.</p> <p>accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</p>
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> </ul>	+	+	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Delivering new homes in proximity to existing healthcare services and open space will have a positive</p> <p>This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>				settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.
					effect on health. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable</li> </ul>	+	++	++	The sites comprising the northern focus option are a range of sizes, four are large enough to yield over
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Larger

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
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>all needs to be met?               <ul style="list-style-type: none"> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul> </li> </ul>				<p>100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.</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>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and</li> </ul>	+	+	++	<p>All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Ten of the fifteen sites making up the option are within the settlement boundary and all but one (CH004) are within 800m of the town centre, this could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to</p>
					<p>sites offer the most potential to deliver a range of types and tenures of new homes.</p> <p><b>Mitigation measures:</b> Wider initiatives of the Council should be supported to help deliver additional affordable homes.</p>
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development delivered close to existing services and facilities will help to reduce the number of journeys made by car.</p> <p><b>Mitigation measures:</b> Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	support Green Infrastructure?				support the use of walking and cycling. Five sites are outside the existing settlement boundary, two within 1,200m of the centre and three sites (CH080, CH081 and CH132) over 1,200m from the centre and its services and facilities. Overall this option has been assessed as having a long term positive effect on this objective.
ENVIRONMENTAL					
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to</li> </ul>	-	-	-	<p>Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All the sites comprising this option could deliver development within 500m of a bus stop. Ten of the fifteen sites making up the option are within the settlement boundary and all but one of these are within 800m of the town centre; this could</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	reduce the need for car use and / or encourage sustainable forms of transport?				be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Five sites are outside the existing settlement boundary, two within 1,200m of the centre and three sites (CH080, CH081 and CH132) over 1,200m from the centre and its services and facilities. Whilst this may help to reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.
					to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	-	-	--	<p>This option includes site CH015 which is an edge of town centre site within 100m of a candidate Air Quality Management Area. This option has been assessed as having a negative effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road)</p>



Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					and Broad Street, Leek (a primary link road from Stoke on Trent) <sup>(1)</sup> . The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package <sup>(2)</sup> .
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation</li> </ul>	--	--	--	<p>This option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area. It can be considered that this option is likely to result in the development of sites subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development will be permitted only where schemes meet development plan requirements for management of flood risk. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	measures such as SuDS into new development? • Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive? • Will it encourage water efficiency and demand management?				reduction of natural drainage. Mitigation measures are possible however. Overall this option 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	• Will it protect and promote effective management of the district's sites of ecological and nature conservation importance? • Will it help contribute to Staffordshire	--	--	--	This option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a protected species). In addition sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites
					towards areas of least flood risk and incorporate SuDS wherever possible.  <b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	Biodiversity Action Plan objectives? • Will it help deliver networks of biodiversity and green infrastructure?				CH073b and CH081 are within 200m of one of these Reserves. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the potential to support protected species <sup>(3)</sup> due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	• Will it safeguard the best and most versatile agricultural land? • Will it minimise the loss of greenfield land? • Will it reduce land contamination / instability?	--	--	--	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.

Option 1: Northern Focus						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	<ul style="list-style-type: none"> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>					
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and</li> </ul>	-	-	--	This option includes sites CH009, CH013, CH015, CH024, CH080 and CH081 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
assets along with their settings.	<ul style="list-style-type: none"> <li>undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>				<p>38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, there is scope that this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.</p>
					<p>that include a number of sites in close proximity to designated heritage assets increases the risk of development resulting in harm or loss to the significance of a designated heritage asset that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.</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>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and</li> </ul>	-	-	--	<p>This option includes a number of greenfield sites outside the current development boundary: CH073B, CH080, CH081, CH129 and CH132 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. It should be noted</p>
					<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes,</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	provide opportunities for the enhancement of the natural environment identified in the NCA profiles?				that none of the above sites fall within the area identified as "important landscape setting to settlement" <sup>(4)</sup> . Overall this option has been assessed as having a negative effect on this objective.
	including historic landscapes, that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.				
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	+	+	+	<p>This option envisages locating the focus of growth to the north of the town. Delivery of a new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to school that are currently concentrated in the south west of the town and this may help support opportunities for investment in culture and tourism that could result in positive effects on the local economy.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</p>
ECONOMIC					



Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
16. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<ul style="list-style-type: none"> <li>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	+	+	<p>The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Sites CH080, CH081 and CH132 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.</p>
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of</li> </ul>	0	0	0	<p>Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions although this would be limited. This proposal has been assessed as having a neutral effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> A local labour supply will help to deliver economic growth across the plan area. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p>

Option 1: Northern Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	existing businesses?				
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Will it meet the employment needs of local people?</li> <li>Will it increase economic activity levels?</li> <li>Will it improve physical accessibility to jobs?</li> <li>Will it support higher income levels for local residents?</li> </ul>	+	+	+	<p>The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.</p>
<p><b>Summary of significant effects:</b></p> <p>Sites comprising the option "northern focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, four are large enough to yield over 100 homes each, a further three are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. This is likely to result in positive effects on the town centre and may help support opportunities for investment in culture and tourism with positive effects on the local economy. All the sites comprising this option could deliver development within 500m of a bus</p>					

SA Objective	Option 1: Northern Focus					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
	<p>stop and all but three sites are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH080, CH081 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002a and CH024 which border Cecilly Brook Local Nature Reserve (LNR), one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002b, CH006 and CH009 are within 100m of the Reserve. CH129 is within 100m of Hales Hall Pool LNR. Sites CH073b and CH081 are within 200m of one of these Local Nature Reserves. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002a, CH006, CH020, CH080, CH081 and CH132 all of which are partly located within a flood zone 3 area. Dependent on proposal specific information, there is scope that the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH080 and CH081 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified, sites CH073B, CH080, CH081, CH129 and CH132 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.</p>					

**Table 9.1 Assessment Table for Option 1: Northern Focus**

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010

## Option 2: South-Western focus

SA Objective	Option 2: South-Western Focus				
	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
SOCIAL					
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>Will it make a positive contribution towards community cohesion?</li></ul>	+/ -	+/ -	+/ -	<p>Development of the sites comprising the "south-western focus" include sites both within and outside the existing settlement boundary. The option could help support the delivery of a southern link road between A522 Tean Road and A521 Delphouse Road, which could result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009 and CH024 are within 100m of Cecilly Brook LNR and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.</p>
	<ul style="list-style-type: none"><li>Will it improve neighbourhood quality?</li></ul>				
	<ul style="list-style-type: none"><li>Will it ensure that there is adequate open space and support Green Infrastructure?</li></ul>				
	<ul style="list-style-type: none"><li>Will it minimise light and noise pollution?</li></ul>				
	<ul style="list-style-type: none"><li>Will it ensure that occupiers of buildings and spaces have sufficient natural</li></ul>				

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	light and appropriate levels of privacy?				
2. To advance equality of opportunity between all persons and eliminate social exclusion by improving access to jobs, services and facilities.	<ul style="list-style-type: none"> <li>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> </ul>	+	++	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities.</p> <p><b>Mitigation measures:</b> Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</p>
	<ul style="list-style-type: none"> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>				
					<p>This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH009, CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH006, CH020 and CH024 are within 800m of the centre. Sites CH004 and sites CH085A, B, C and D are within 1,200m of the town centre. Of this option, only sites CH093 and CH128 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.</p>



Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
3. To improve health and reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>	+	+	++	<p>This option could enable the delivery of new development in proximity to a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and</p>



Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					Justification; cumulative effects / mitigation measures
					reducing opportunities for anti-social behaviour.
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / extra social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	++	++	<p>The sites comprising the south-western focus option are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Larger sites offer the most potential to deliver a range of types and tenures of new homes. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to help deliver additional affordable homes.</p>
6. To strengthen links between rural areas and towns by sustainable forms of transport and	<ul style="list-style-type: none"> <li>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> </ul>	+	+	++	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development delivered close to existing services and facilities will help to reduce the number of journeys made by car.</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
reduce the number of journeys made by car.	<ul style="list-style-type: none"> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to the natural environment and support Green Infrastructure?</li> </ul>				<p><b>Mitigation measures:</b> Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.</p>
ENVIRONMENTAL					
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> </ul>	-	-	-	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or encourage sustainable forms of transport?</li> </ul>				<p>increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.</p>
					<p>a bus stop. Ten of the sixteen sites making up the option are within the settlement boundary (and all but one of these within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to support the use of walking and cycling. Six sites are outside the existing settlement boundary, four of these within 1,200m of services and facilities and two - CH093 and CH128 - more than 1,200m. Whilst this may help reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.</p>
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	-	-	--	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent) <sup>(1)</sup> . The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne pollutants. There is a risk that air quality may deteriorate in areas of existing low quality. <b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package <sup>(2)</sup> .
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the</li> </ul>	-	--	--	<p>This option includes sites CH002A, CH006, CH020 and CH85B all of which are partly located within a flood zone 3 area. Also sites CH085A and CH093 that are partly within flood zone 2. It can be considered that this option is likely to result in the development of sites</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development will be permitted only where schemes meet development plan requirements for management of flood risk. <b>Mitigation measures:</b> Local</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>integration of mitigation measures such as SuDS into new development?</li> <li>Will it protect, maintain and improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</li> <li>Will it encourage water efficiency and demand management?</li> </ul>				<p>Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.</p>
					<p>subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been assessed as having a significant negative effect on this objective.</p>
10. To identify, conserve and enhance biodiversity resources and to test the plan's policies and proposals on	<ul style="list-style-type: none"> <li>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> </ul>	-	--	--	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
European Sites and SSSIs	<ul style="list-style-type: none"> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of biodiversity and green infrastructure?</li> </ul>				are within 100m of the Reserve. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the potential to support protected species <sup>(3)</sup> due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.
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>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> </ul>	--	--	--	conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.
					<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.



Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<ul style="list-style-type: none"> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>				
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.</p>
13. To protect and enhance the character of towns / villages and other heritage and archaeological	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated</li> </ul>	-	-	--	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
assets along with their settings.	<ul style="list-style-type: none"> <li>and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and villages and maintain and strengthen local distinctiveness and sense of place?</li> </ul>				<p>is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective although the exact nature of effects are uncertain.</p> <p>that include a number of sites in close proximity to designated heritage assets increases the risk that the cumulative impact of development may result in harm or loss to the significance of designated heritage assets that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies to support protection and enhancement for the character of towns / villages; heritage and archaeological assets along with their settings.</p>
14. To protect and enhance the character and appearance of the landscape including historic landscape and	<ul style="list-style-type: none"> <li>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> </ul>	-	-	--	<p>This option includes a number of greenfield sites outside the current development boundary: CH085A, B, C and D, CH093 and CH128 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
other natural assets and resources.	<ul style="list-style-type: none"> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>				<p>they are dependent on proposal specific information. It should be noted that none of the above sites fall within the area identified as "important landscape setting to settlement"<sup>(4)</sup>. The overall impact of development of site CH093 on the purposes of the Green Belt was assessed as moderate and of site CH128 as limited<sup>(5)</sup>, with the report recommendation that the Council consider both sites for Green Belt release under exceptional circumstances. Overall this option has been assessed as having a negative effect on this objective.</p> <p>to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated.</p> <p><b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including historic landscape and other natural assets and resources.</p>
15. To encourage further development of sustainable tourism, cultural heritage and local distinctiveness.	<ul style="list-style-type: none"> <li>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	0	0	-	<p>This option envisages locating the focus of growth to the south west of the town, close to existing school sites. If this resulted in more journeys to school being made on foot, this could lead to positive effects. However if additional journeys to key sites such as schools are principally made by car, focusing development around the</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</p>

Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					existing cluster of schools may exacerbate congestion at peak times due to the concentration of journeys to school into one area of the town. This may have a neutral or long-term negative effect on the further development of sustainable tourism and local distinctiveness.
<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>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	+	+	<p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p> <p><b>Assumptions made:</b> Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.</p>

Option 2: South-Western Focus						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					network. Whilst the study predicted that the impacts of planned new development would still enable the overall network in Cheadle to generally remain operating within capacity, a number of further actions were recommended. In addition the County Council has proposed a study to consider the potential impacts on town centre traffic levels of a southern link road between A522 Tean Road and A521 Delphouse Road. Sites comprising this option may provide the opportunity to deliver a southern link road. The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Only sites CH093 and CH128 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the	

Option 2: South-Western Focus						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
					proposal has been assessed as having a minor positive effect on this objective.	
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"> <li>Will it provide a balanced portfolio of employment land in sustainable locations?</li> <li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li> </ul>	0	0	0	Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions. This proposal has been assessed as having a neutral effect on this objective.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> A local labour supply will help to deliver economic growth across the plan area. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"> <li>Will it meet the employment needs of local people?</li> <li>Will it increase economic activity levels?</li> <li>Will it improve physical</li> </ul>	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies



Option 2: South-Western Focus					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	accessibility to jobs? • Will it support higher income levels for local residents?				to support sustainable economic growth.
<b>Summary of significant effects:</b>  Sites comprising the option "south western focus" are located both within and outside the existing settlement boundary. The sites are a range of sizes, five are large enough to yield over 100 homes each, a further two are expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a southern link road to help relieve traffic congestion in the town centre. However focusing new development where there is an existing cluster of schools may exacerbate congestion at peak times from concentrating journeys to school into one area of town. Unless the new journeys to school are mainly made on foot, this may result in negative effects on the town centre. All of the sites comprising this option could deliver development within 500m of a bus stop and all but two are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH093 and CH128 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020 and CH085B all of which are partly located within a flood zone 3 area; and sites CH085A and CH093 that are partly within flood zone 2. Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage					

SA Objective	Option 2: South-Western Focus				
	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<p>assets. Sites CH009, CH013, CH015, CH024, CH085C, CH085D, CH093 and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified; sites CH085A, B, C and D, CH093 and CH128 are all greenfield sites outside the current development boundary, however none are within the area identified as "important landscape setting to settlement". Sites CH093 and CH128 have been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances. The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.</p>				

Table 9.2 Assessment Table for Option 2: South-Western Focus

- 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
- Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
- Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
- Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010
- Green Belt Review Study; Amec Foster Wheeler; November 2015
- Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
- Transport Study Report: Cheadle Town Centre; Staffordshire County Council; November 2015

### Option 3: Scattered approach

SA Objective	Option 3: Scattered approach				
	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<b>SOCIAL</b>				

SA Objective	Option 3: Scattered approach					Justification; cumulative effects / mitigation measures
	Decision making criteria	Time-frame			Nature of effect; Comments	
		ST	MT	LT		
1. To improve community cohesion and the quality of where people work and live.	<ul style="list-style-type: none"><li>Will it make a positive contribution towards community cohesion?</li><li>Will it improve neighbourhood quality?</li><li>Will it ensure that there is adequate open space and support Green Infrastructure?</li><li>Will it minimise light and noise pollution?</li><li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li></ul>	+/-	+/-	+/-	Development of the sites comprising the "scattered approach" include sites both within and outside the existing settlement boundary. Through the inclusion of site CH132, the option could enable the delivery of a new school and this is likely to result in positive effects on this objective. However sites CH002A, CH002B, CH006, CH009 and CH024 are within 100m of Cecilly Brook LNR and it is considered that this is likely to result in a negative effect arising from the potential for adverse impacts on the District's GI network. Overall the assessment against this objective is considered to be mixed and uncertain as in addition it will be partly dependent on the implementation of Local Plan policies.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Community cohesion and local environmental quality are dependent on the design and tenure mix, as well as the location of new development. <b>Mitigation measures:</b> Local Plan policies to ensure that good standards of amenity and open space and Green Infrastructure are delivered as part of new housing development.

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
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>Will it remove or minimise any disadvantages suffered by people due to their age, disability, gender reassignment, marriage / civil partnership, pregnancy / maternity, race, religion / belief, sex and sexual orientation?</li> <li>Will it help to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</li> </ul>	+	++	++	<p>This option could enable the delivery of new development in good proximity to a wide range of services and facilities. Sites CH009, CH013 and CH015 are within 400m of the town centre; sites CH001, CH002A, CH002B, CH006, CH020 and CH024 are within 800m of the centre. Sites CH004, CH075A, B and C, 85A and 85D are within 1,200m of the town centre. Of this option, only sites CH081, CH128 and CH132 are more than 1,200m from the centre. This is likely to result in very positive effects on improving access to jobs, services and facilities which could be expected to contribute to the advancement of equality of opportunity.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Equality of opportunity for all persons will be improved by any measure that has the effect of improving overall accessibility to jobs, services and facilities. <b>Mitigation measures:</b> Local Plan policies to help ensure that the needs of all members of the community can be addressed by helping to minimise the distance people need to travel to access education, employment, shopping and other key services and facilities.</p>
3. To improve health and	<ul style="list-style-type: none"> <li>Will it improve health or access to health facilities?</li> </ul>	+	+	++	<p>This option could enable the delivery of new development in proximity to</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent;</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
reduce health inequalities.	<ul style="list-style-type: none"> <li>Will it promote healthy lifestyles?</li> <li>Will it reduce health inequalities?</li> <li>Will it provide opportunities to participate in leisure and recreational activities including access to the countryside?</li> </ul>				<p>a range of healthcare facilities (eg within 1,200m from a GP surgery and open space). Development on the edge of settlement may offer opportunities to enable improved recreational access to the countryside. Overall this option has been assessed as having a positive effect on this objective in the medium and long term.</p> <p><b>Assumptions made:</b> Delivering new homes in proximity to existing healthcare services and open space will have a positive effect on health. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments deliver opportunities to increase take up of sustainable transport choices and improvements to healthy travel networks, including increased opportunities for access to the countryside.</p>
4. To minimise opportunities for crime and reduce the fear of crime.	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>	?	?	?	<p>There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Good design will help minimise opportunities for crime and reduce the fear of crime. <b>Mitigation measures:</b> Local Plan policies to ensure that new developments are well designed, creating safe places and reducing opportunities for anti-social behaviour.</p>



Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
5. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations and including affordable / social / extra care housing.	<ul style="list-style-type: none"> <li>Will it provide an appropriate mix of housing to enable all needs to be met?</li> <li>Will it enable people to meet their needs within their existing communities?</li> <li>Will it ensure that people can afford their housing?</li> </ul>	+	++	++	<p>The sites comprising the scattered approach option are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the needs of the whole community. This option has been assessed as having a very positive effect on this objective in the medium and long term.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Larger sites offer the most potential to deliver a range of types and tenures of new homes. <b>Mitigation measures:</b> Wider initiatives of the Council should be supported to help deliver additional affordable homes.</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>Will it minimise impacts on existing traffic congestion?</li> <li>Will it support the use of public transport?</li> <li>Will it support safe walking and cycling?</li> <li>Will it protect and improve access to</li> </ul>	+	+	++	<p>All the sites comprising this option could deliver development within 500m of a bus stop and this is likely to result in a positive effect from supporting the use of public transport. Ten of the eighteen sites making up the option are within the settlement boundary (and all but one within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities, helping to</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development delivered close to existing services and facilities will help to reduce the number of journeys made by car. <b>Mitigation measures:</b> Local Plan policies to ensure that developments support safe walking and cycling and improve access to the natural environment.</p>



Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	the natural environment and support Green Infrastructure?				support the use of walking and cycling. Eight sites are outside the existing settlement boundary, five of these are within 1,200m of services and facilities and three - CH081, CH128 and CH132 - more than 1,200m. Overall this option has been assessed as having a long term positive effect on this objective.
ENVIRONMENTAL					
7. To minimise contributions to climate change and consider climate change adaptation.	<ul style="list-style-type: none"> <li>Will it reduce emissions of greenhouse gases particularly CO<sub>2</sub>?</li> <li>Will it increase energy efficiency?</li> <li>Will it increase the use of renewable energy?</li> <li>Will it ensure new development is in accessible locations in order to reduce the need for car use and / or</li> </ul>	-	-	-	<p>Development of the sites comprising this option could lead to an increase in greenhouse gas emissions and energy consumption during both construction and occupation. All of the sites comprising this option could deliver development within 500m of a bus stop. Ten of the eighteen sites making up the option are within the settlement boundary (and all but one of these within 800m from the town centre) which could be expected to support the delivery of new development in close proximity to a wide range of services and facilities,</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Even if individual properties are built to high environmental performance standards and delivered in sustainable locations, the total increase in number of dwellings and car journeys is likely to increase energy use and associated greenhouse gas emissions. <b>Mitigation measures:</b> Local Plan policies to ensure that high environmental design standards</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	encourage sustainable forms of transport?				helping to support the use of walking and cycling. Eight sites are outside the existing settlement boundary, five of these within 1,200m of services and facilities and three - CH081, CH128 and CH132 - more than 1,200m. Whilst this may help reduce the need to travel by car, overall this option has been assessed as having a negative effect on this objective.
	are supported and that developments are brought forward in accessible locations that support the use of sustainable forms of transport.				
8. To improve air quality.	<ul style="list-style-type: none"> <li>Will it minimise emissions of airborne pollutants?</li> <li>Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	-	-	--	<p>This option includes site CH015 which is an edge of town centre site within 100m of a candidate Air Quality Management Area. This option has been assessed as having a negative effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> The main areas identified in the District as being of poor air quality are the Cellarhead junction (between the A52 and A520); Ball Haye Street, Leek (a primary link road from Leek A53 to the A523 Macclesfield and Buxton Road) and Broad Street, Leek (a primary link road from Stoke on Trent)<sup>(1)</sup>. The increase in number of dwellings and car journeys across Cheadle is likely to increase emission of airborne</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					<p>pollutants. There is a risk that air quality may deteriorate in areas of existing low quality.</p> <p><b>Mitigation measures:</b> Local Plan policies to ensure that developments include appropriate landscaping to aid removal of air pollutants and provide support for the Cheadle Transport Package<sup>(2)</sup>.</p>
9. To reduce flood risk, protect and enhance water sources.	<ul style="list-style-type: none"> <li>Is new development directed towards areas of least flood risk?</li> <li>Will it reduce risk of flooding eg by encouraging the integration of mitigation measures such as SuDS into new development?</li> <li>Will it protect, maintain and</li> </ul>	-	--	--	<p>This option includes sites CH002A, CH006, CH020, CH081 and CH132 all of which are partly located within a flood zone 3 area. Also site CH085A is partly within flood zone 2. It can be considered that this option is likely to result in the development of sites subject to risk from flooding. Development of sites could be expected to lead to an increase in wastewater and reduction of natural drainage. Mitigation measures are possible however. Overall this option has been assessed as having a significant negative effect on this objective.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development will be permitted only where schemes meet development plan requirements for management of flood risk.</p> <p><b>Mitigation measures:</b> Local Plan policies to ensure that new developments are directed towards areas of least flood risk and incorporate SuDS wherever possible.</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
	<p>improve the quality of water resources and help contribute to the objectives of the Water Framework Directive?</p> <ul style="list-style-type: none"> <li>Will it 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>Will it protect and promote effective management of the district's sites of ecological and nature conservation importance?</li> <li>Will it help contribute to Staffordshire Biodiversity Action Plan objectives?</li> <li>Will it help deliver networks of</li> </ul>	-	--	--	<p>This option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles in Staffordshire (water voles are a protected species). In addition sites CH002B, CH006 and CH009 are within 100m of the Reserve and sites CH075A, B and C are within 200-400m. There is potential for development to result in disturbance of habitats, either singly or in combination with other sites. A number of these sites have the</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for biodiversity and for sites of ecological and nature conservation importance, but the cumulative impact of the development of a number of sites which border, or are in close proximity to, a Local Nature Reserve pose risks of disturbance that could not be reasonably mitigated. <b>Mitigation measures:</b> Local Plan policies</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	biodiversity and green infrastructure?				potential to support protected species <sup>(3)</sup> due to the proximity of the mosaic of stream habitats and presence of species rich hedgerows. Overall this option has been assessed as having a significant negative effect on this objective.
	to ensure impacts on biodiversity are minimised and proposals provide net gains in biodiversity where possible.				
11. To safeguard the best and most versatile agricultural land; improve soil and land resources; and protect and enhance geological resources.	<ul style="list-style-type: none"> <li>Will it safeguard the best and most versatile agricultural land?</li> <li>Will it minimise the loss of greenfield land?</li> <li>Will it reduce land contamination / instability?</li> <li>Will it reduce the amount of derelict land?</li> <li>Will it protect notable geological and geomorphological features?</li> </ul>	--	--	--	<p>This option includes sites CH001, CH002A, CH002B, CH004, CH006, CH009, CH024, CH075A, B and C, CH081, CH085A and D, CH128 and CH132 that are assessed as Agricultural Land Classification (ALC) Grade 3 land, so the proposal could result in the loss of best and most versatile agricultural land.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Further work is required to establish the quality of agricultural land at site specific level and the proportion of Grade 3 land classified as Grade 3a. <b>Mitigation measures:</b> Local Plan policies to ensure protection and enhancement of geologically important sites.</p>

Option 3: Scattered approach						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
12. To minimise the use of non-renewable resources.	<ul style="list-style-type: none"> <li>Will it reduce waste generation?</li> <li>Will it maximise the re-use of existing buildings?</li> <li>Will it increase the use of building materials from sustainable sources?</li> </ul>	?	?	?	There is uncertainty as to the nature of effect and level of significance as this will be dependent on the implementation of Local Plan policies.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will encourage the re-use of existing buildings wherever possible. <b>Mitigation measures:</b> Local Plan policies to support waste minimisation.
13. To protect and enhance the character of towns / villages and other heritage and archaeological assets along with their settings.	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of cultural and historic heritage assets (designated and undesignated assets) along with their settings?</li> <li>Will it protect and reinforce the character and appearance of the district's towns and</li> </ul>	-	-	--	<p>This option includes sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D and CH128 that are assessed as sites within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Dependent on proposal specific information, this option could lead to the deterioration of the setting of designated heritage assets. This option has been assessed as having an overall negative effect on this objective</p>	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for heritage and archaeological assets along with their settings. However options that include a number of sites in close proximity to designated heritage assets increases the risk that the cumulative impact of development may result in harm or loss to the significance of designated heritage assets that could not be reasonably mitigated. <b>Mitigation</b>



Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	villages and maintain and strengthen local distinctiveness and sense of place?				although the exact nature of 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>Will it protect and enhance the character of the landscape and maintain and strengthen local distinctiveness?</li> <li>Will it promote development on brownfield land?</li> <li>Will it safeguard protected sites and provide opportunities for the enhancement of the natural environment identified in the NCA profiles?</li> </ul>	--	--	--	<p>This option includes a number of greenfield sites outside the current development boundary: CH075A, B and C, CH081, CH085A and D, CH128 and CH132 that are assessed as having potential for effects on landscape character if developed, although the exact nature of effects are uncertain as they are dependent on proposal specific information. Sites CH075A, B and C lie in the area identified as "important landscape setting to settlement"<sup>(4)</sup>, and are described as small scale landscape with strong vegetation to field boundaries. The overall impact of development of site CH128 on the purposes of the Green Belt was assessed as limited<sup>(5)</sup>, with the report recommendation that the Council</p> <p><b>measures:</b> Local Plan policies to support protection and enhancement of towns / villages; heritage and archaeological assets along with their settings.</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Policies in the Local Plan will provide protection for landscape character and natural assets. However options that include a number of sites that contribute to the current landscape setting to the settlement increases the risk of resulting in an adverse effect on the character of landscapes, including historic landscapes, that could not be reasonably mitigated.</p> <p><b>Mitigation measures:</b> Local Plan policies to support protection and enhancement of the character and appearance of the landscape including</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
					consider this site for Green Belt release under exceptional circumstances. Overall this option 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>Will it support the development of a vibrant cultural economy and local distinctiveness?</li> <li>Does it help support tourism and the visitor economy?</li> </ul>	0	0	-	<p>This option envisages small scale extensions to the periphery of the town. The option includes site CH132 which may help to deliver a new school to the north and this could be expected to ease some pressure on peak time journeys to school currently concentrated in the south west of the town. A positive impact on the town centre may help to support opportunities for investment in the visitor economy. However the option also includes sites comprising a small scale extension to the south west that may contribute to "school-run" congestion in this part of the town. Unlike the south-west focus option, the scattered approach may not deliver the necessary sites to enable a potential link road. Overall this option</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Proposals that have a positive effect on the town centre are likely to result in support for tourism and the visitor economy. <b>Mitigation measures:</b> Local Plan policies to support tourism and the visitor economy.</p>
					historic landscape and other natural assets and resources.

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					has been assessed as having a neutral or long-term negative effect on the further development of sustainable tourism and local distinctiveness.
<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>Will it safeguard shops and services in existing centres?</li> <li>Will it safeguard and improve the retail, leisure and service provision?</li> </ul>	+	+	+	<p>The County Council assessment of travelling conditions in Cheadle notes that there are significant delays along Leek Road and Frogghall Road (in bound) that can be related to capacity constraints at the Leek Road / High Street / Tape Street junction between 8am and 9am<sup>(6)</sup>. However, over the majority of Cheadle's road network journey times are considered to be reliable and delays relatively modest. A further transport study<sup>(7)</sup> was commissioned to assess impacts of additional housing and employment land provision on the highway network. Whilst the study predicted that the impacts of planned new development would still enable the overall network in Cheadle to</p> <p><b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Development of residential sites with good access to the town centre is likely to result in a positive effect on the vitality and viability of Cheadle as residents of new developments could be expected to support their local retail, leisure and service provision. <b>Mitigation measures:</b> Local Plan policies to support town and village centres.</p>

Option 3: Scattered approach					
SA Objective	Decision making criteria	Time-frame			Justification; cumulative effects / mitigation measures
		ST	MT	LT	
					generally remain operating within capacity, a number of further actions were recommended. In addition the County Council has proposed a study to consider the potential impacts on town centre traffic levels of a southern link road between A522 Tean Road and A521 Delphouse Road. Although the option includes sites CH128 and CH085A and D, this may be insufficient development in this part of the town to provide opportunity to deliver a southern link road. The majority of sites comprising this option are located within 1,200m of the town centre and the wide range of key services and facilities that can be found here. Only sites CH081, CH128 and CH132 are more than 1,200m away from the town centre which could result in existing services and facilities being inaccessible for new residents of developments here. Overall the proposal has been assessed as having a minor positive effect on this objective.

Option 3: Scattered approach						
SA Objective	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
17. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<ul style="list-style-type: none"><li>Will it provide a balanced portfolio of employment land in sustainable locations?</li><li>Will it provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?</li></ul>	0	0	0	Developments of the sites comprising this option could encourage investment in people and infrastructure through developer contributions. This proposal has been assessed as having a neutral effect on this objective.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> A local labour supply will help to deliver economic growth across the plan area. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.
18. To encourage and support a high and stable level of employment	<ul style="list-style-type: none"><li>Will it meet the employment needs of local people?</li><li>Will it increase economic activity levels?</li><li>Will it improve physical accessibility to jobs?</li><li>Will it support higher income</li></ul>	+	+	+	The proposal could facilitate residential development within 30 minutes travel time of existing employment provision. This proposal has been assessed as having a positive effect on this objective.	<b>Geographical scale:</b> Local Plan area; <b>Effects:</b> Permanent; <b>Assumptions made:</b> Ensuring a sufficient supply of homes within easy access of employment is a central element of an efficiently functioning economy. <b>Mitigation measures:</b> Local Plan policies to support sustainable economic growth.

SA Objective	Option 3: Scattered approach				
	Decision making criteria	Time-frame			Nature of effect; Comments
		ST	MT	LT	
	levels for local residents?				
<p><b>Summary of significant effects:</b></p> <p>Sites comprising the option "scattered approach" are located both within and outside the existing settlement boundary. The sites are a range of sizes, three are large enough to yield over 100 homes each, a further six are each expected to yield 50 or more homes. This could be expected to help enable the delivery of a range of types and tenures, making a significant contribution to meeting the housing needs of the whole community. A further positive effect of the option is the opportunity it provides for the delivery of a new school. A new school in the north of Cheadle could be expected to ease some pressure on peak time journeys to the existing schools that are concentrated in the south west of the town. However this option also includes some sites comprising a small scale extension to the south west, where there is an existing cluster of schools and this may contribute to "school run congestion" issues in this part of the town. All of the sites comprising this option could deliver development within 500m of a bus stop and all but three are within 1,200m of the town centre with its wide range of key services and facilities. This is likely to result in positive effects on: improving access to jobs, services and facilities (which in turn is likely to advance equality of opportunity), improving access to health care, helping to safeguard the vitality and viability of the town centre, providing support for walking and cycling and reducing the need to travel by car. However sites CH081, CH128 and CH132 are more than 1,200m away from the town centre, so this option could result in existing services and facilities being inaccessible for residents of some new developments. There is potential for the cumulative impacts of development to result in the disturbance of habitats (and their connectedness) and of protected species that could not be reasonably mitigated. The option includes sites CH002A and CH024 which border Cecilly Brook Local Nature Reserve, one of the most important sites for water voles (a protected species) in Staffordshire. In addition, sites CH002B, CH006 and CH009 are within 100m of the Reserve. This option is also likely to result in the development of sites subject to risk from flooding, the option includes sites CH002A, CH006, CH020, CH81 and CH132 all of which are partly located within a flood zone 3 area; and site CH085A that is partly within flood zone 2. Dependent on proposal specific information, the cumulative impact of development under this option may result in harm or loss to the significance of designated heritage assets. Sites CH009, CH013, CH015, CH024, CH075C, CH081, CH085D, and CH128 are within 400m of one or more grade II listed assets. Site CH015 is within 400m of 24 grade II listed assets; CH013 is within 400m of 38 grade II listed assets and one grade 1 listed asset. Likely negative effects on landscape character have also been identified; sites CH075A, B and C, CH081, CH085A and D, CH128 and CH132 are all greenfield sites outside the current development</p>					



SA Objective	Option 3: Scattered approach					
	Decision making criteria	Time-frame			Nature of effect; Comments	Justification; cumulative effects / mitigation measures
		ST	MT	LT		
	boundary; sites CH075A, B and C lie in the area identified as "important landscape setting to settlement, where impacts may be most significant. Site CH128 has been recommended as appropriate to consider for release from the Green Belt under exceptional circumstances. The option has also been assessed as likely to result in minor negative effects in relation to loss of best and most versatile agricultural land, air quality and greenhouse gas emissions and energy consumption arising from construction and occupation of new developments.					

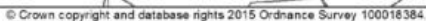
**Table 9.3 Assessment Table for Option 3: Scattered approach**

1. 2014 Air Quality Progress Report for Staffordshire Moorlands District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management; SMDC; November 2014
2. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
3. Extended phase 1 Habitat Survey for Staffordshire Moorlands District Council; Lockwood Hall Associates Ltd; 2015
4. Landscape Character Assessment of Staffordshire Moorlands; Wardell Armstrong; 2010
5. Green Belt Review Study; Amec Foster Wheeler; November 2015
6. Staffordshire Moorlands District Integrated Transport Study 2013-2031; Staffordshire County Council; November 2013
7. Transport Study Report: Cheadle Town Centre; Staffordshire County Council; November 2015

## Site Appraisals - Constraints maps

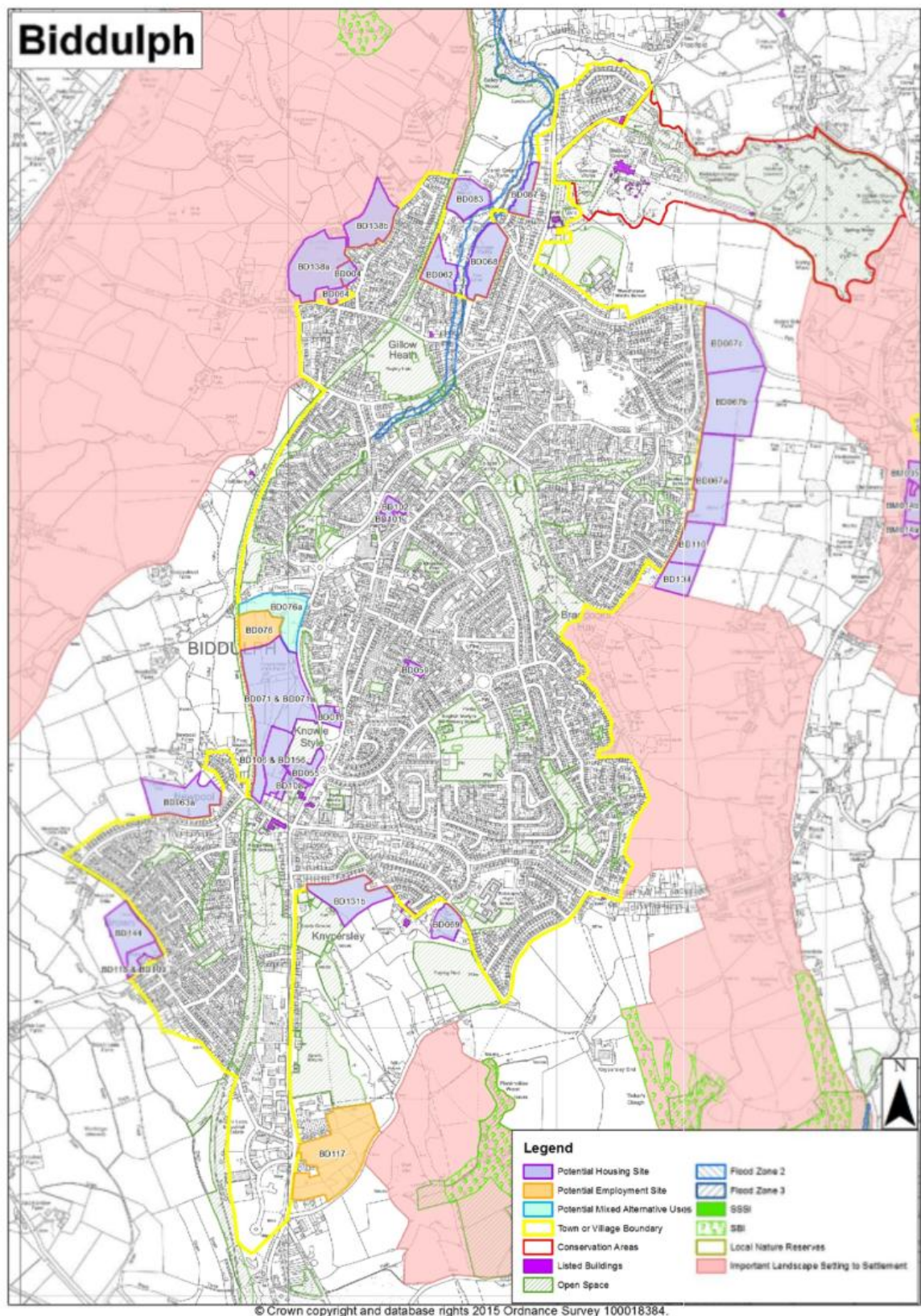
## **10 Site Appraisals - Constraints maps**

**10.1** This section includes a series of maps illustrating the location of site options and planning constraints.



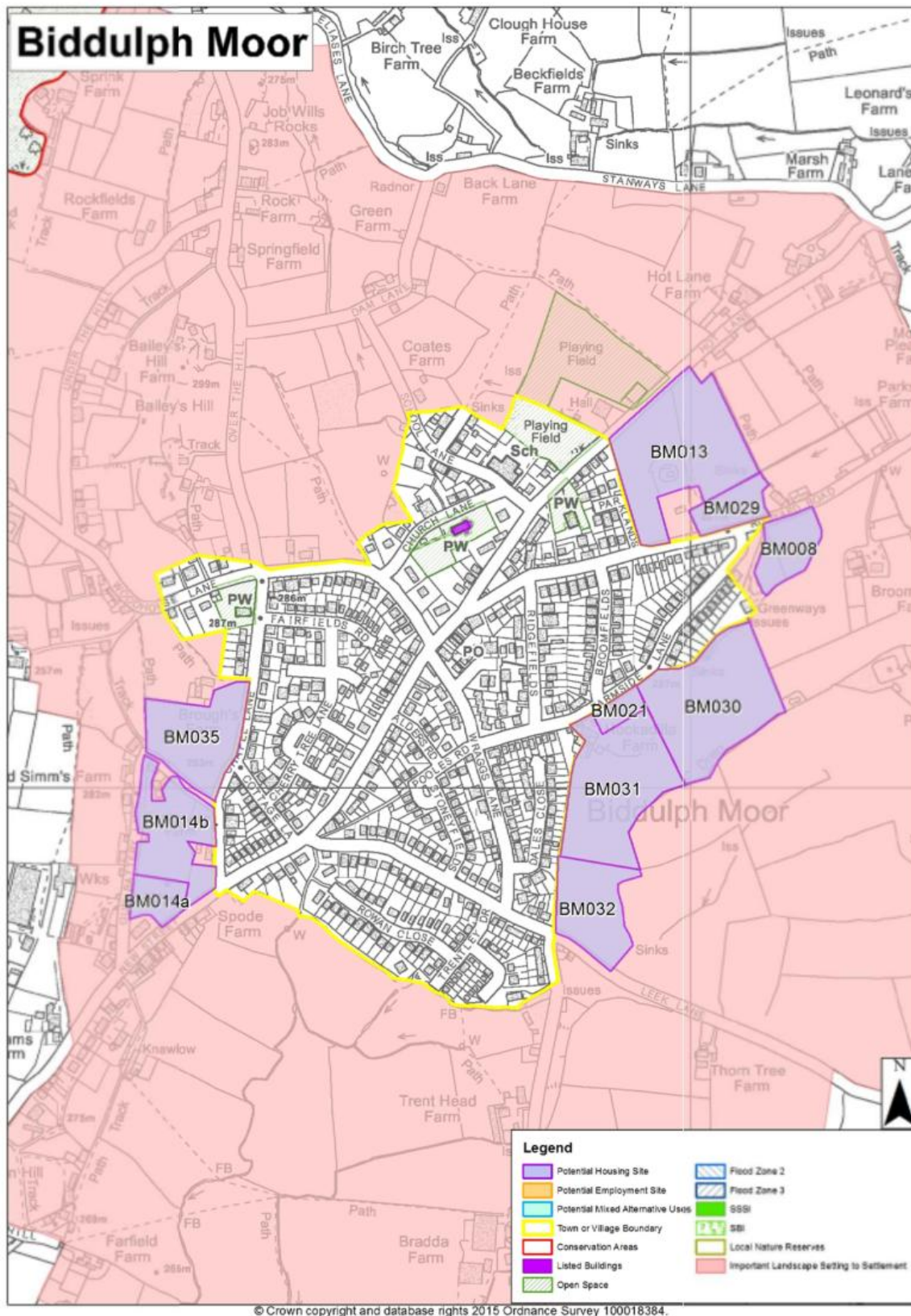
### Map 10.1 Alton Constraints Map





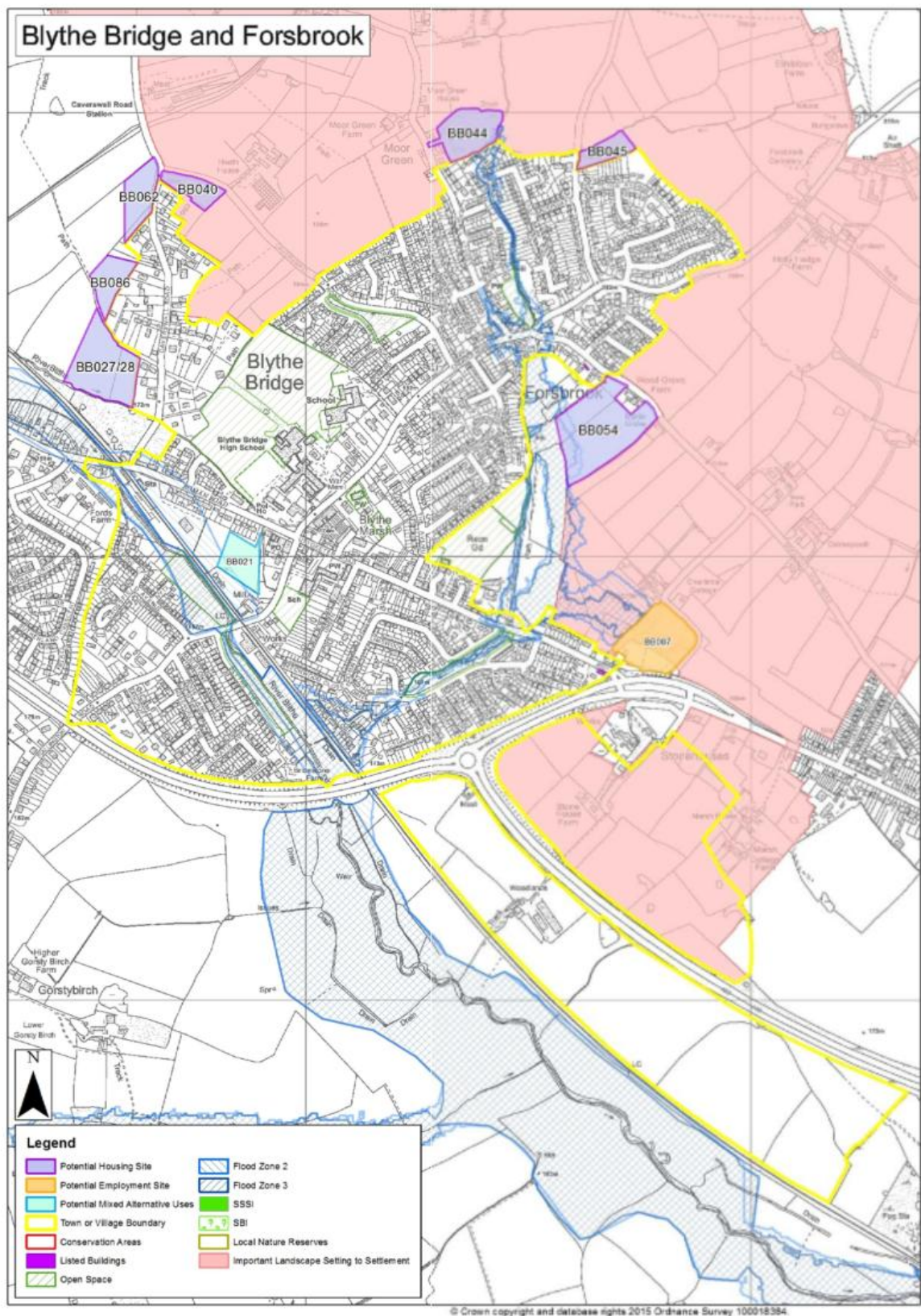
Map 10.2 Biddulph Constraints Map





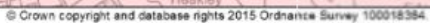
Map 10.3 Biddulph Moor constraints map



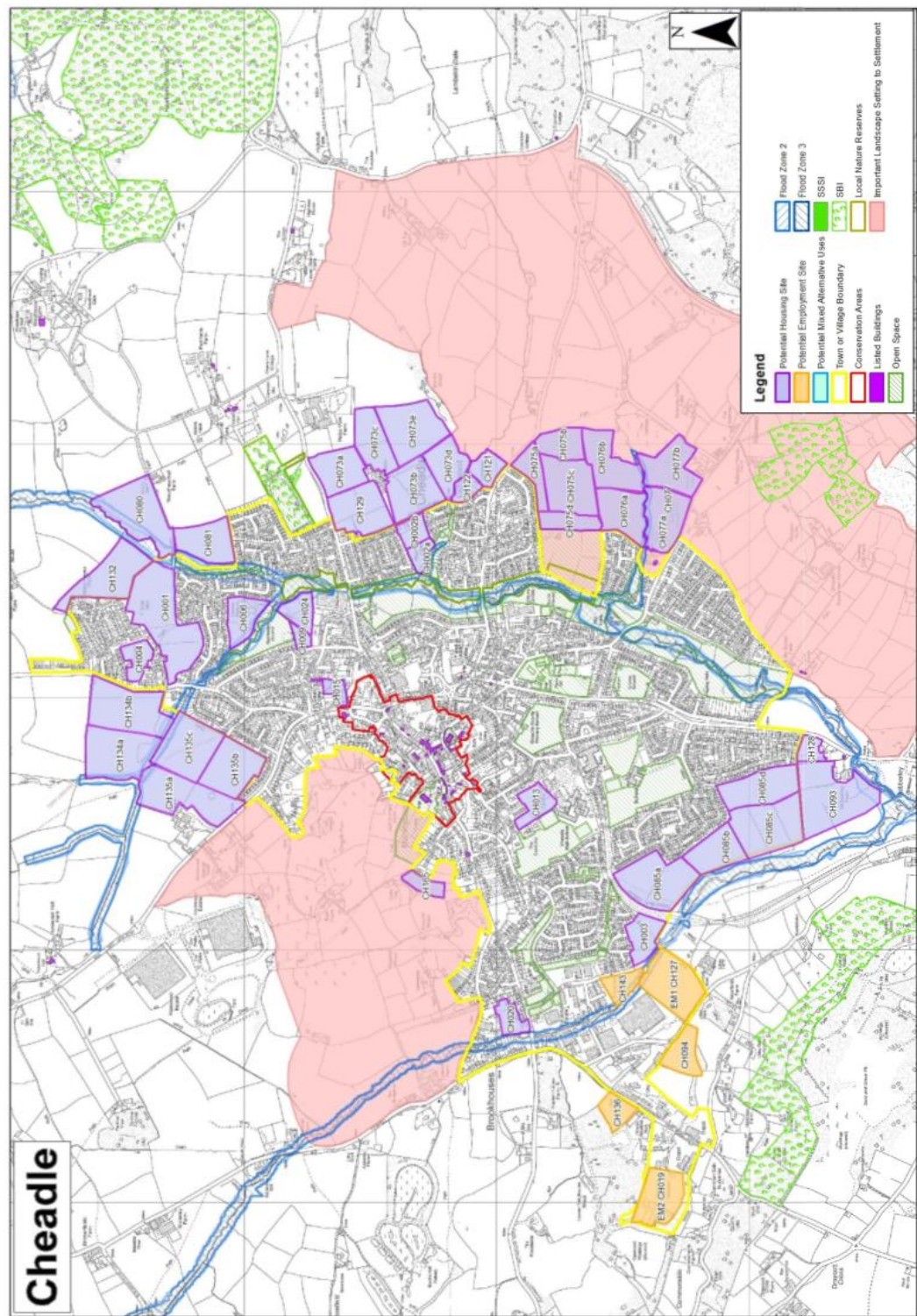


Map 10.4 Blythe Bridge and Forsbrook constraints map





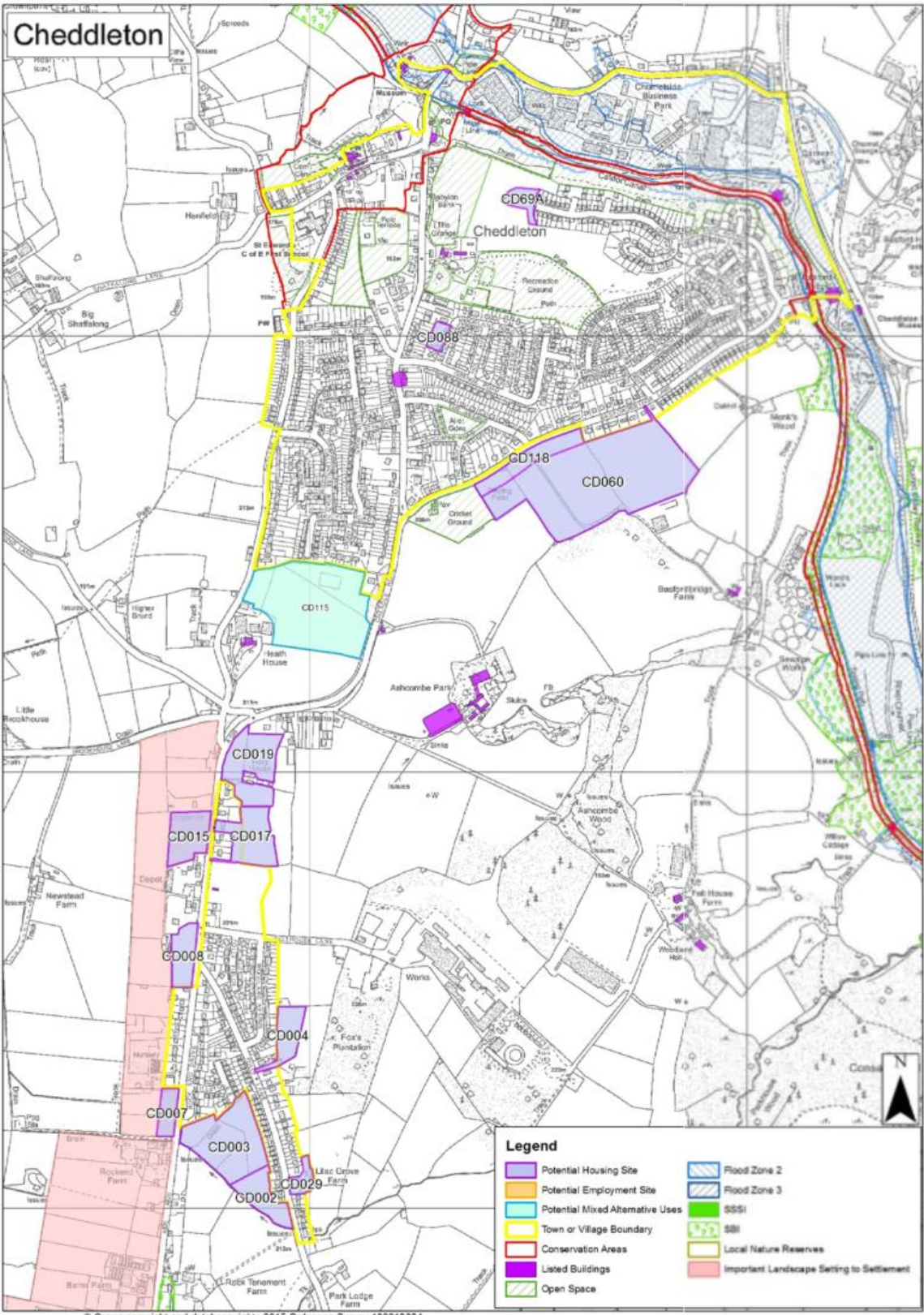
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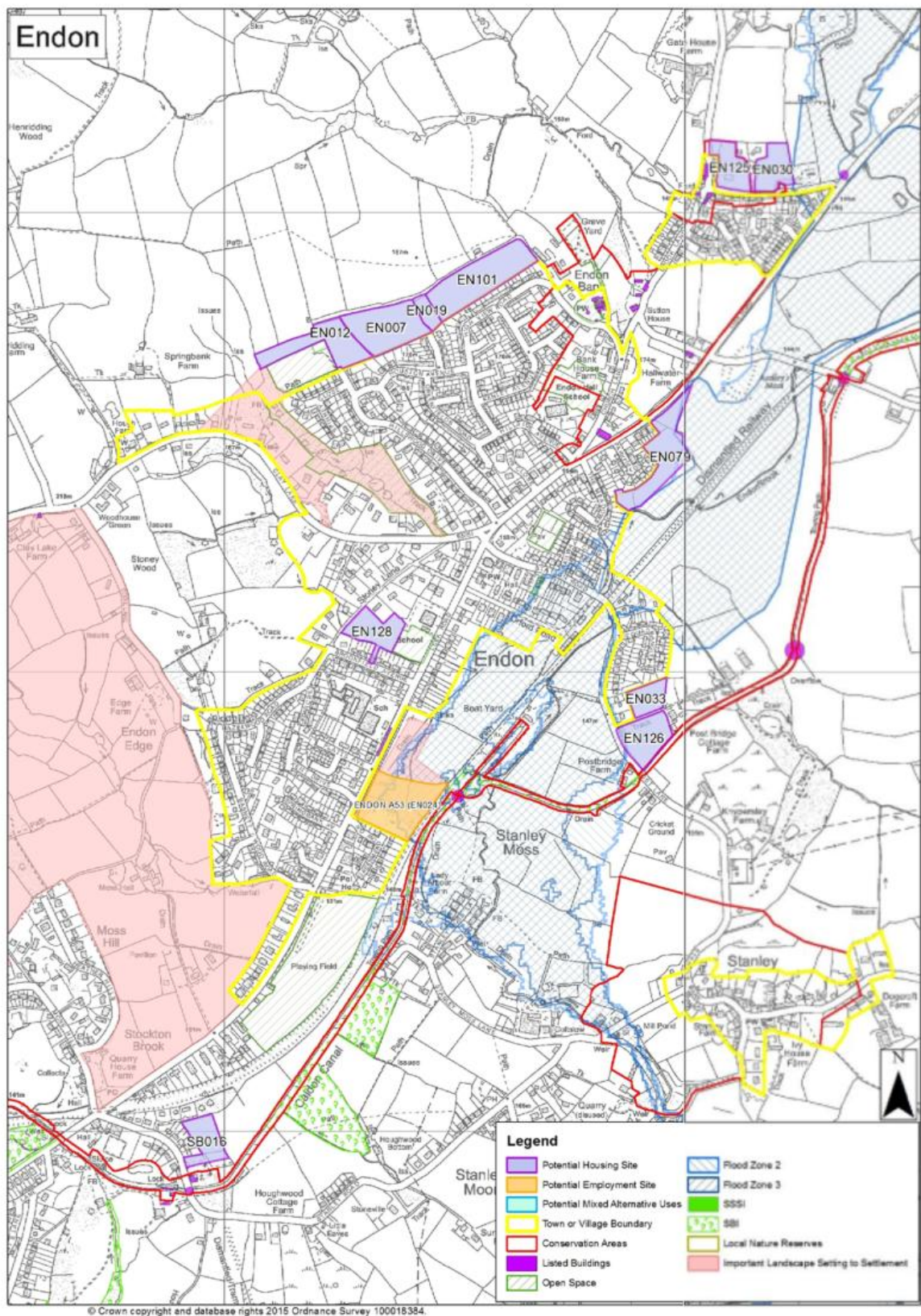
Map 10.6 Cheadle constraints map





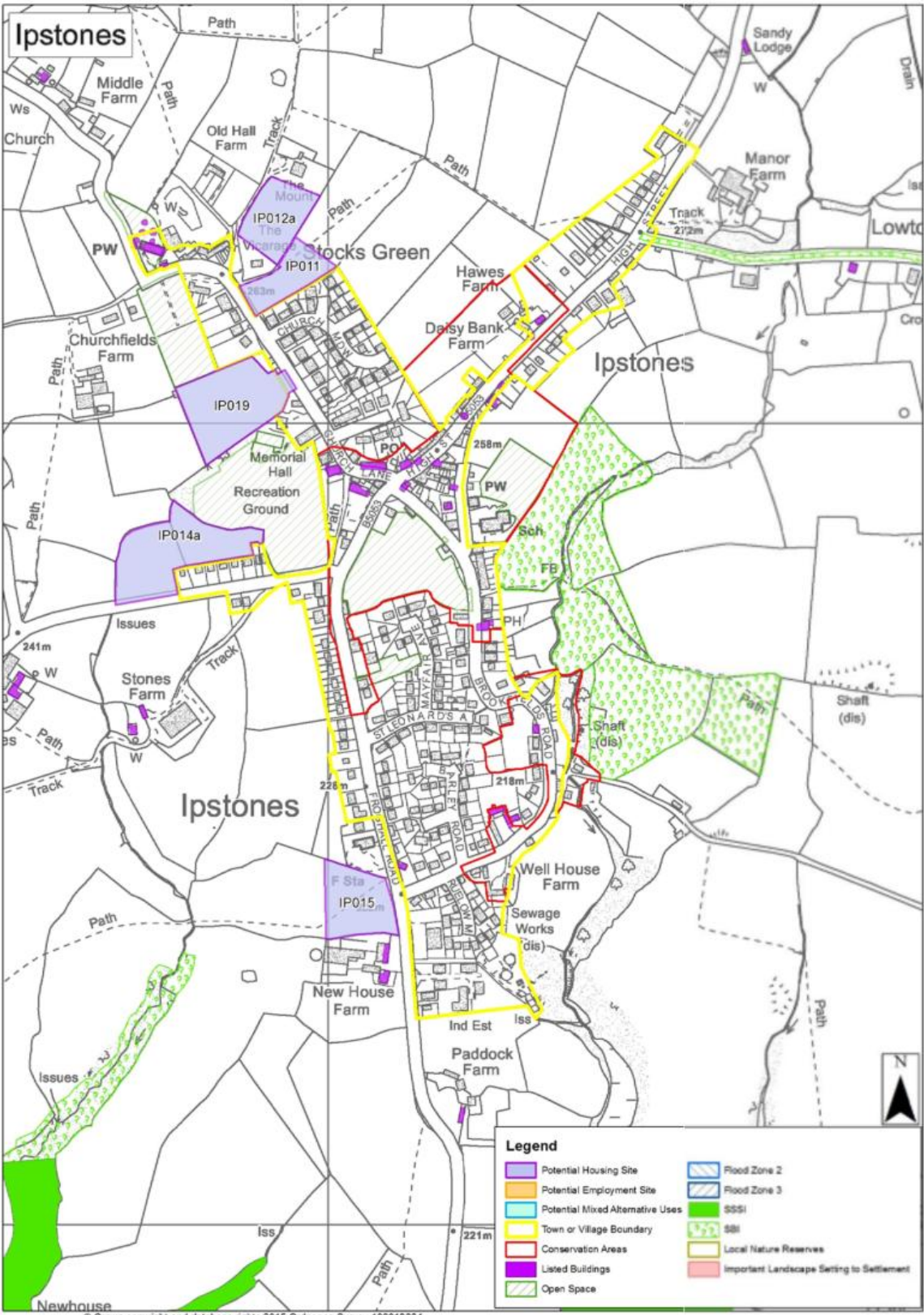
Map 10.7 Cheddleton constraints map





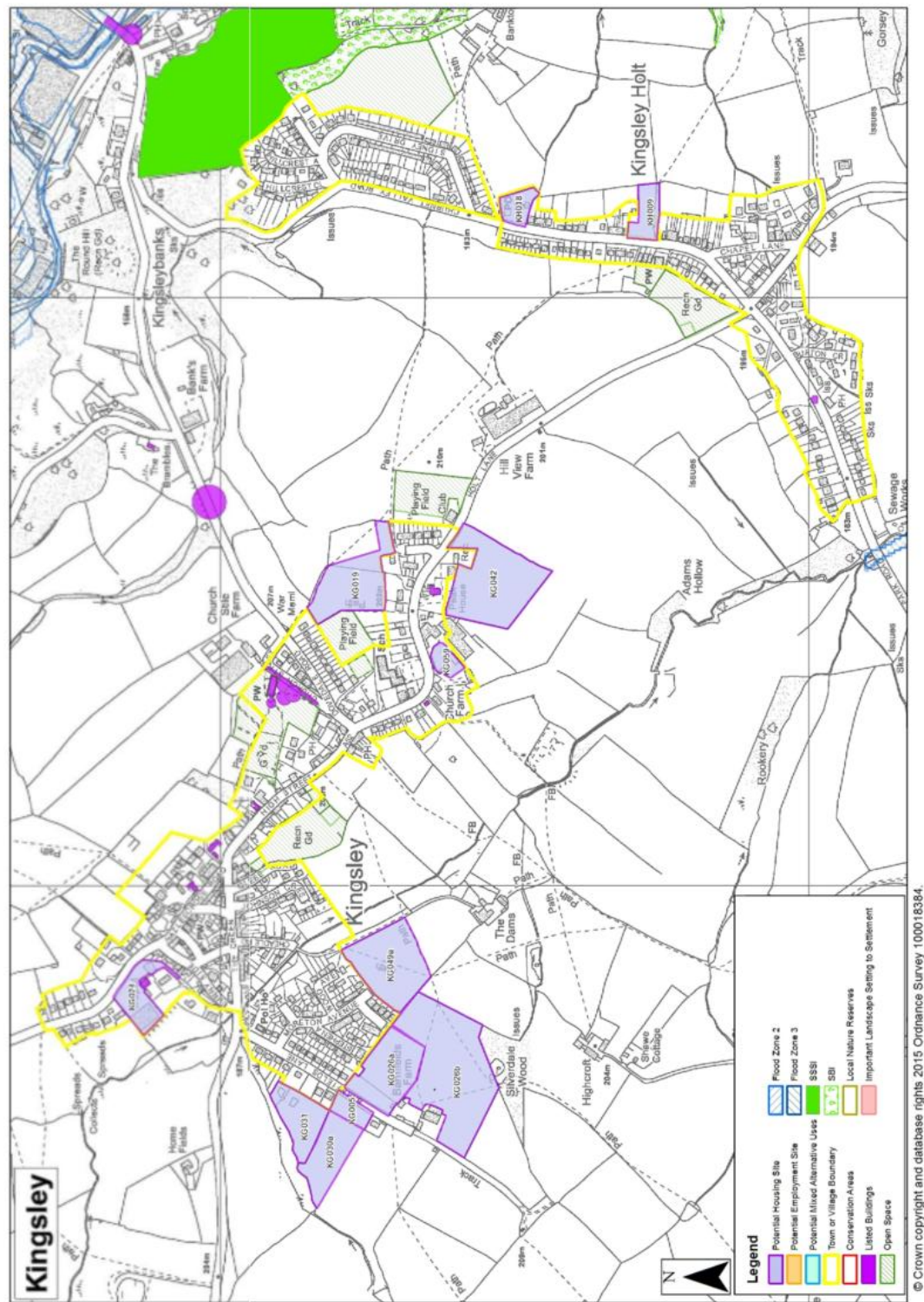
Map 10.8 Endon constraints map





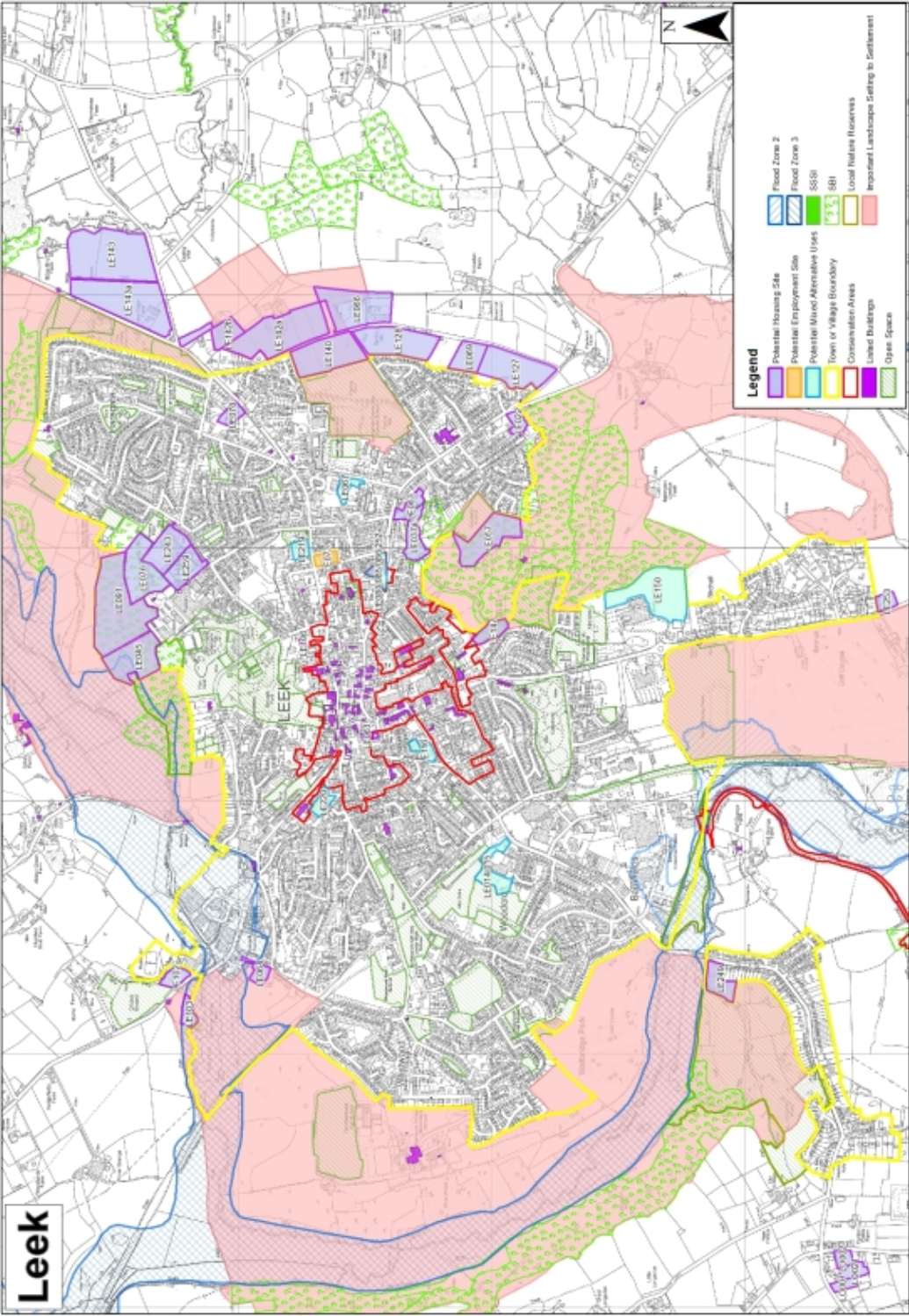
Map 10.9 Ipstones constraints map





Map 10.10 Kingsley constraints map

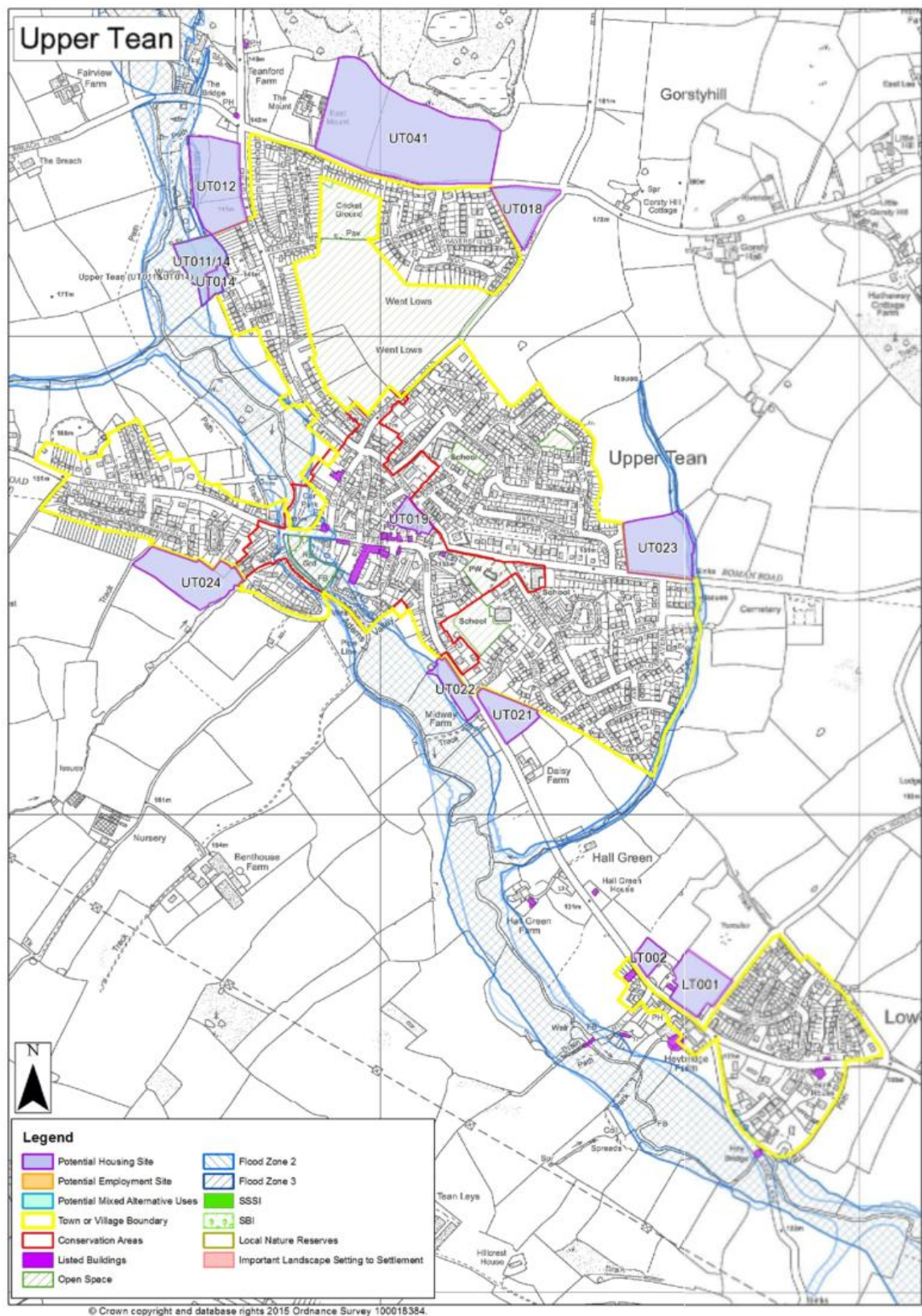
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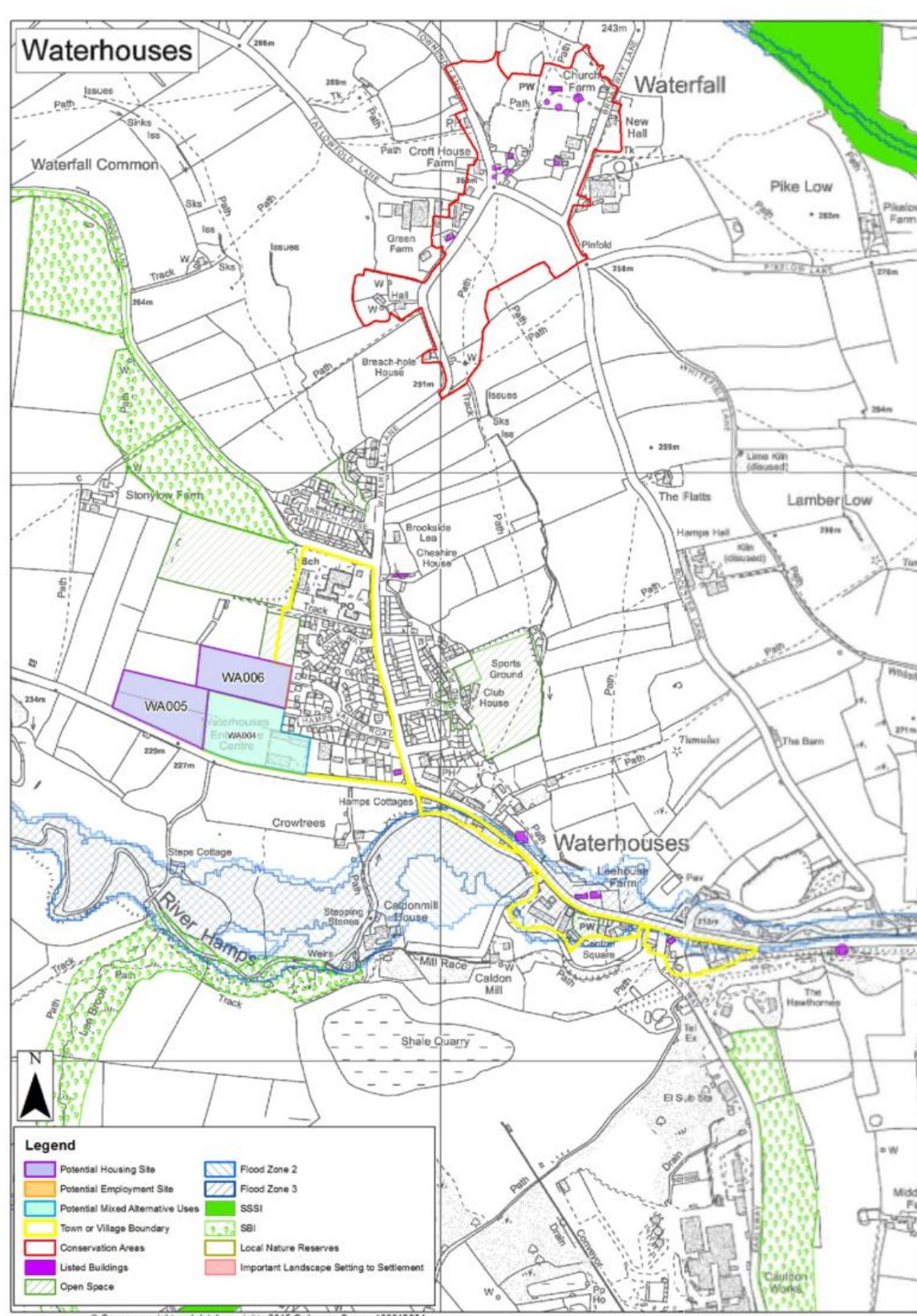
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Map 10.11 Leek constraints map



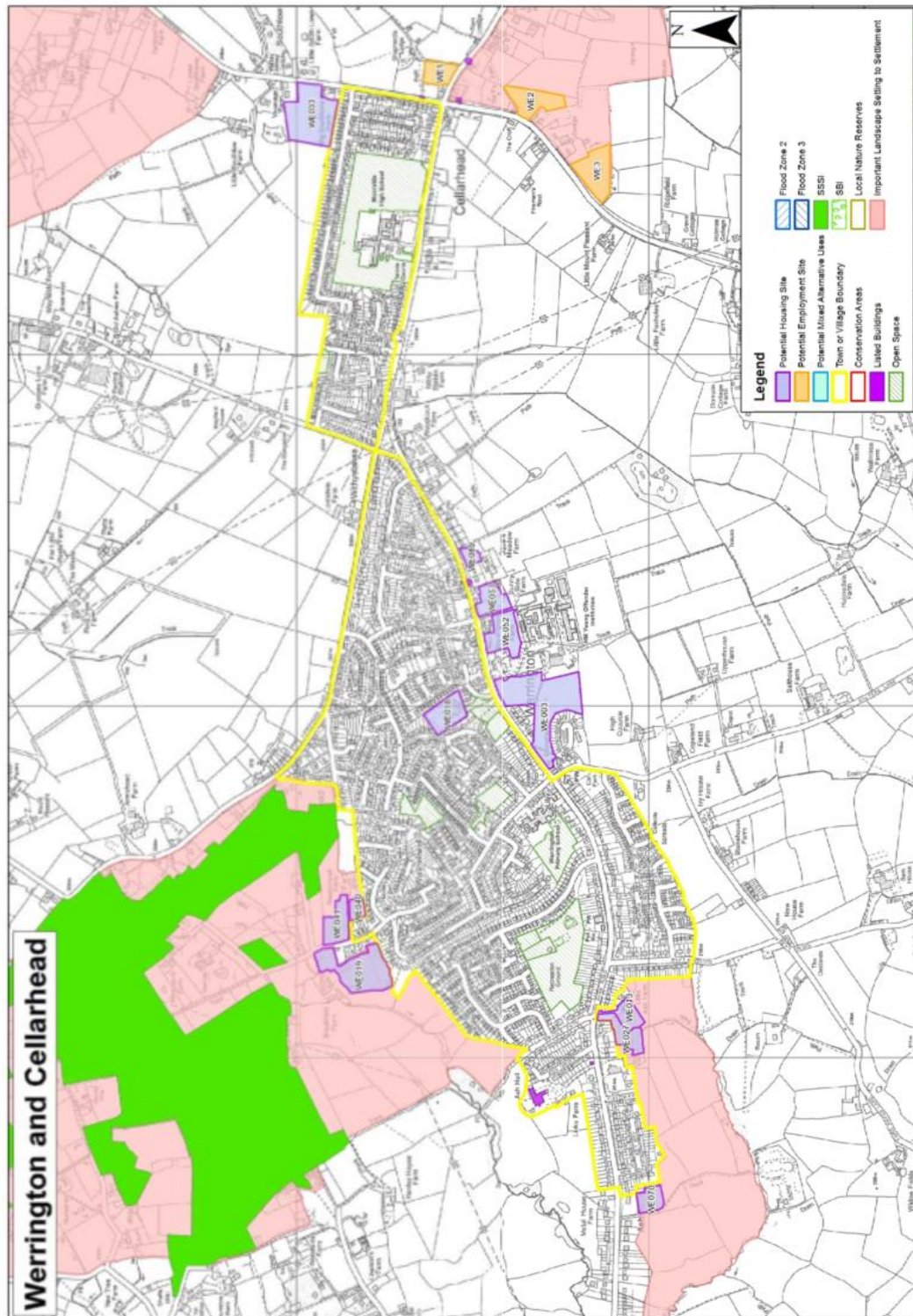


Map 10.12 Upper Tean constraints map

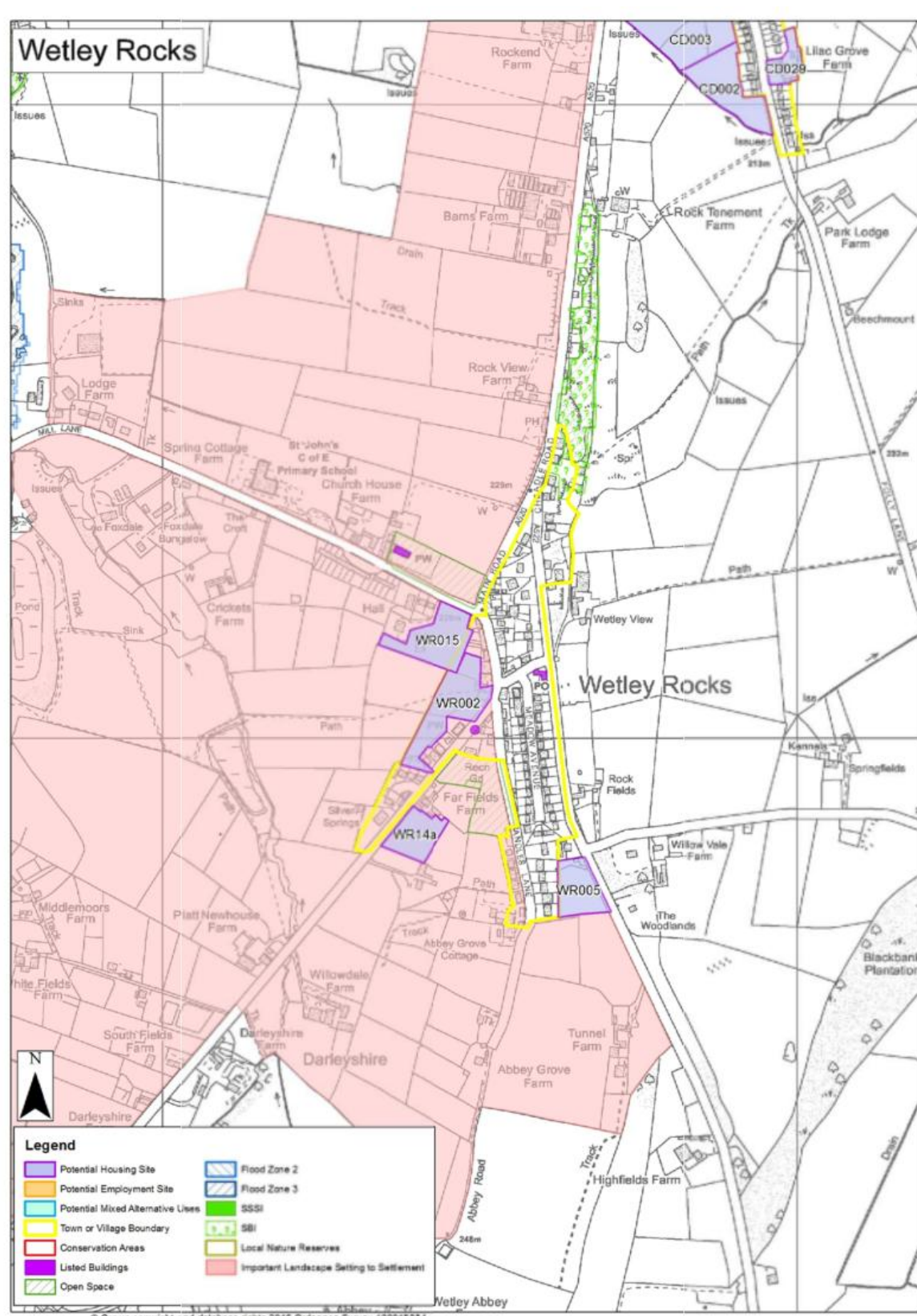


### Map 10.13 Waterhouses constraints map





Map 10.14 Werrington and Cellarhead constraints map



### Map 10.15 Wetley Rocks constraints map