

# Sustainability Appraisal Report





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## Non-technical summary

### What is the Local Development Framework?

The Local Development Framework (LDF) is a term used to describe the new Local Plan, a folder of documents, which includes all the local planning authority's local development documents. An LDF is usually comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents (these may cover a range of issues and provides further detail of policies and proposals in a 'parent' Development Plan Document).

The Stafford Borough LDF is comprised of the following Development Plan Documents:

- Core Strategy (known as The Plan for Stafford Borough )
- Allocations and Site Specific Policy
- Development Management

Details of the timetable of production for these documents can be found in the Local Development Scheme (LDS) on the Stafford Borough website. Work has now begun on the Core Strategy DPD.

### What is Sustainability Appraisal?

Sustainability Appraisal is a process of making decisions which balance economic, social and environmental factors for positive benefit. Sustainability doesn't have to be difficult to understand. It is about treating the earth as if we intended to stay and making sure that future generations inherit the earth in a good state.

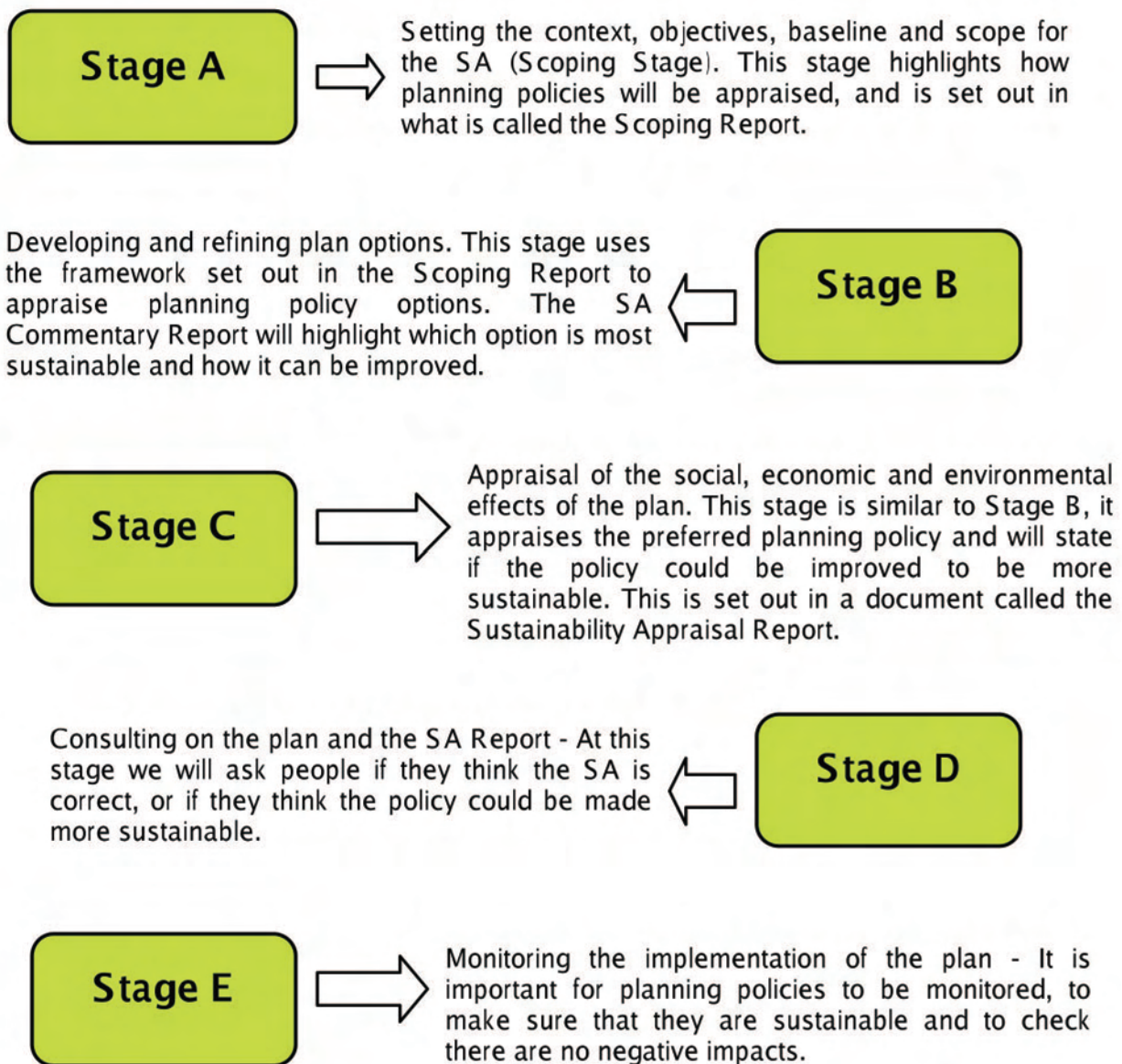
### What is the Sustainability Appraisal Framework?

The Sustainability Appraisal framework is what will be used to appraise planning policies. The framework is made up of objectives, indicators and targets tailored to the key sustainability issues for Stafford Borough. Planning policies are looked at under these targets and indicators in order to understand how they will contribute towards the sustainable development of the Borough.

### What are the main stages of Sustainability Appraisal?

There are 5 stages to the SA process. This report covers Stage C.

## Non-technical summary



### Summary of SA Report findings

The SA Report appraises The Plan for Stafford Borough - Draft Publication document which includes the development strategy, strategic locations and draft policies. The assessment process will have a variety of positive effects, or at worst neutral or uncertain effects.

Potential positive impacts can be seen across all sustainability objectives. The Plan for Stafford Borough aims to encourage sustained economic prosperity and, where required, regeneration, paying particular attention to the interests of the Stafford town, which is a growth point and County Town. Through the provision of affordable and specialist housing, there should be greater access to a home for local people and for an ageing population. The environmental and cultural character of the Borough will be protected and enhanced through the advocating of Green Infrastructure and the landscape and historic environment policies and there will be other benefits as a result of providing mitigation for the Cannock Chase SAC.

The Plan for Stafford Borough will need to act in partnership with other strategies and stakeholders in the Borough to help deliver all the potential benefits, adjusting the approach, and reviewing policies if required, before the end of the plan period.

In relation to uncertain effects, these include the economic viability and the impact this may have on the delivery of employment opportunities, economic competitiveness, housing and associated infrastructure. Other uncertain effects are contributions and effects of climate change which are difficult to assess. However, their effects are likely to be played out over the long term, giving the opportunity for monitoring and mitigation, such as working with service providers to offset the worst effects of change and reviewing policies. Proposals for monitoring can be found in the appendices.

The assessment makes recommends changes to the wording of the following policies:

- Guiding Principles
- Spatial Strategy
- Stafford Town
- Stone Town
- West and South of Stone
- Areas outside Stafford and Stone
- New development in the countryside
- Planning Obligations
- Replacement Dwellings
- Extensions to the curtilage of dwellings
- Development within and outside Recognised Industrial Estates
- Primary and Secondary Retail Frontages
- Vacant and Upper Floors
- New retail & leisure development outside the defined town centres
- Tourism

## Next Steps

The results of this Sustainability Appraisal Report along with the results from public consultation, will be fed back into production of the Core Strategy. The next stage of the Core Strategy will set out the final approach to the Core Policies, Development Strategy and the strategic locations for growth. These will be appraised before being submitted to the Secretary of State before they are considered in an examination.

## How has SA influenced the Plan?

Sustainability Appraisal has played an integral role in shaping the Plan for Stafford Borough.

SA has assisted with the identification of sustainable options, taking into account the likely social, environmental and economic effects of implementing the different strategic alternatives. The process has helped to illustrate how policies and objectives could be made more sustainable and flagged up issues relating to specific locations early in the planning process. Below is a summary of how SA has shaped the Plan:

<b>Sustainability Appraisal Scoping Report</b>	Set out how policies will be appraised, set out baseline data and drew out key economic, social and environmental issues for the Borough
<b>Sustainability Appraisal Commentary Volume 1</b>	Appraised 6 broad development strategies providing recommendations and comparing the options to a 'business as usual' approach.
<b>Sustainability Appraisal Commentary Volume 2</b>	This document appraised the plan objectives and specific location options for future development.

## How can I get involved?

You can get involved the Sustainability Appraisal stages, in particular we seek comments on the:

- Key Sustainability Issues
- Sustainability Appraisal Framework
- Sustainability Appraisal Objectives
- Appraisal of development strategy options and suggesting any other development options that should be considered
- Recommendations for policy
- Recommendations for future monitoring

If you would like to make any comments, view any of the SA documents or require any further information please contact [nperry@staffordbc.gov.uk](mailto:nperry@staffordbc.gov.uk) or call 01785 619591



## 1 Introduction

**1.1** The purpose of a sustainability appraisal is to promote sustainable development by embedding sustainable development within policies and plans. Sustainable development is generally considered as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

**1.2** To be effective, Sustainability Appraisal must be fully integrated into the plan-making process. The SA appraises each stage of the development plan's production and audits key policy decisions. Sustainability Appraisal will monitor the effectiveness of the plan during its implementation in order to inform future revisions.

**1.3** The requirement to undertake a sustainability appraisal, which in this instance also incorporates the Strategic Environmental Assessment, arises from both Government guidance and from European Directive.

**1.4** This Sustainability Appraisal Report accompanies The Plan for Stafford Borough - Draft Publication for consultation giving an assessment of the Spatial Strategy and policies to date. Although it is not a formal consultation stage in the plan making process, the requirements of the Government Guidance and the European Directive have been taken into consideration in the preparation of this appraisal. Whilst a Strategic Environmental Assessment and a Sustainability Appraisal are two separate requirements, they are referred to as SA for the remainder of this document.

**1.5** The objective of the Strategic Environmental Assessment (SEA) Directive is:

“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans . . . with a view to promoting sustainable development”.<sup>(1)</sup>

**1.6** The full title of the European Community Directive is ‘Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effect of certain plans and programmes on the environment’. However for the sake of brevity, this SA report will refer to the Directive as the SEA Directive.

**1.7** The objectives of the Strategic Environmental Assessment (SEA) Directive are:

- Identifying strategic alternatives;
- Collecting baseline environmental information;
- More thorough prediction of significant environmental effects;
- Greater consultation of the public and statutory environmental agencies;
- Addressing and monitoring the significant environmental effects of the plan.

**1.8** The SEA Directive defines environmental assessment as a procedure comprising of:

- Preparing an environmental report on the likely significant effects;
- Preparing an environmental report on the likely significant effects of the draft plan;
- Carrying out consultation on the draft plan and the accompanying environmental report;
- Taking into account the environmental report and the results of consultation in decision making; and
- Providing information when the plan is adopted and showing how the results of the SEA have been taken into account.

**1.9** The main difference between Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) is that SEA is focused primarily on environmental effects, whilst SA incorporates the requirements of the SEA Directive and goes further by examining the social and economic impacts of the plan. Therefore the SA process fully complies with the European Parliament's SEA Directive and the SEA Regulations prepared by the British Government.

1 (Defra, 2005)

## 1 Introduction

**1.10** Quality assurance is an important element of the appraisal process. Quality assurance helps to ensure that the SEA requirements are met, it highlights any issues whilst carrying out the Sustainability Appraisal, and it shows how effectively the appraisal has integrated sustainability considerations into the Core Strategy Development Plan Document process.

**1.11** The Environmental Report is a key requirement of the SEA Directive. The Environmental Report documents the whole SEA process and provides a record of how environmental considerations are incorporated into production of the DPD. The following table indicates how parts of the SEA Directive have been met in this report:

Table 1 Environmental Report: Compliance with the requirements of the SEA Directive

Requirements of the SEA Directive	Where met in the Sustainability Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex 1):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 2 Technical Appendices
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 3
c) The environmental characteristics of areas likely to be significantly affected.	Section 5 Appendix i
d) Any existing environmental 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 Directives 79/409/EEC and 92/43/EEC.	Section 3 Technical Appendices
e) The environmental protection objectives established at international, Community or national 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.	Appendix v
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Appendix i and ii
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Appendix i and ii
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Appendix iii
i) A description of measures envisaged concerning monitoring in accordance with Art. 10.	Appendix iv
j) A non-technical summary of the information provided under the above headings.	Non-technical summary
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	Section 4
Consultation:	Section 2 and appendix vii

Requirements of the SEA Directive	Where met in the Sustainability Report
authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental/sustainability appraisal report (Art. 5.4)	
authorities with environmental, social or economic responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental / sustainability appraisal report before the adoption of the plan or programme (Art. 6.1, 6.2)	Section 2 and appendix vii
other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	Not applicable
Taking the environmental/ sustainability appraisal report and the results of the consultations into account in decision-making (Art. 8)	Section 2 and appendix iii
<p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental, social and economic considerations have been integrated into the plan or programme and how the environmental/sustainability appraisal report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9)</li> </ul>	Stage not yet reached
Monitoring of the significant environmental, social and economic effects of the plan's or programme's implementation (Art. 10)	Stage not yet reached
Quality assurance: environmental/sustainability appraisal reports should be of a sufficient standard to meet the requirements of the SEA Directive	Section 1

# 1 Introduction

## 2 Sustainability Appraisal and the Development Plan Document process

**2.1** It has been normal practice for those preparing and commenting on development plans to consider their likely environmental effects. Therefore the principle of assessing the environmental consequences of plans is not new. However what the SEA Directive and SA process require is the use of an explicit and systematic method to comprehensively and impartially identify and assess the environmental consequences of the development plan.

**2.2** The method for completing a SA on a Development Plan Document (DPD) involves the process outlined in Figure 1 above. Although the approach is presented as a sequence relevant objectives, policies and proposals may be re-examined in light of the information gathered through the SA process and in associated consultations. The consultation and submission of both the Sustainability Appraisal Reports and the DPD will take place at the same time.

**2.3** The Government has designated the Environment Agency, Natural England (formed from English Nature and the Countryside Agency) and English Heritage as 'authorities with environmental responsibilities' through the Environmental Assessment of Plans and Programmes Regulations 2004. These agencies must be consulted by plan making authorities in England on the content of the Sustainability Appraisal Report setting out the process undertaken and SEA requirements. Other agencies will also be consulted to provide feedback on aspects of the Report.

### 2.1 Scoping Report

**2.4** The Sustainability Appraisal Scoping Report was published for consultation in October 2007.

**2.5** The document explained the purpose of SA, set out the stages of SA, established the baseline data and outlined the SA framework that will be used to inform the SA of LDF documents.

**2.6** Some minor amendments were made to the content of the SA process in light of comments made. In particular the following changes were made:

- Additional baseline data
- Rewording of sustainability indicators and targets

**2.7** The following plans, policies and programmes were also added to the list suggested in the Scoping Report, and have been taken into consideration throughout the SA Framework, seen in the Technical Appendices:

- Sport Across Staffordshire and Stoke-on-Trent Business Plan 2006 - 2009 'Increasingly Active, Healthy and Successful Communities'
- West Midlands Economic Strategy 'Connecting to Success'
- West Midlands Regional Assembly Sustainability Checklist
- Natural Environment and Rural Communities Act 2006
- West Midlands Prospectus for Green Infrastructure
- Prospectus for Landscapes for Living, West Midlands Biodiversity Partnership
- Trent Catchment Flood Management Plan, Environment Agency
- Staffordshire Trent Valley Catchment Abstraction Management Strategy (CAMS)
- Groundwater Protection: Policy and Practice (GP3) Environment Agency
- Staffordshire Washlands Partnership - Farming Floodplains For the Future
- Environment Agency Policy Regarding Culverts, 1999
- A Better Place to Play, Environment Agency Strategy for Water-related Sport and Recreation 2006 - 2011
- Soil: A Precious Resource, Environment Agency
- Water Services Infrastructure Guide, Environment Agency
- Environmental Quality in Spatial Planning
- Confident Communities in a Secure Britain: The Home Office Strategic Plan 2004 - 2008
- Safer Places: The planning system and crime prevention

## 2 Sustainability Appraisal and the Development Plan Document process

- Sustainable Communities: Homes for All
- Strong and Prosperous Communities: Local Government White Paper
- Healthy Sustainable Communities
- Diversity and Equality in Planning
- Faith and Community: A good practice guide for local authorities
- Community Cohesion - an action guide
- European Landscape Convention
- Historic Landscape Characterisation, English Heritage
- Heritage Protection White Paper (2007)

### 2.2 Developing the DPD Options

**2.8** The Sustainability Appraisal Commentaries and this SA Report cover the second stage of the Sustainability Appraisal process, Stage B2 – Developing the DPD Options. The SA Report outlines:

- The strategic options considered and how they were identified; and
- Comparison of the social, environmental and economic effects of the options.

**2.9** Various development strategy options have been developed during the preparation of the Core Strategy DPD. The preparation of these strategy options have been assessed, using the Sustainability Appraisal process, to measure performance in terms of sustainability by considering all economic, social and environmental factors.

**2.10** The effects of a policy option can only be understood by comparing it with a state, an option or an objective. The table below sets out the broad alternatives for each policy topic area. This process has informed the preparation of policy topic options. Furthermore the SA assessment has also considered the timescale and significance of the effect.

Table 2 Broad alternatives for each policy

Topic Area	Development Strategy
Obviation	<ul style="list-style-type: none"> <li>• Do not allow any more development regardless of need</li> <li>• Do not allow any more development regardless of demand</li> <li>• Allow development regardless of need</li> <li>• Bring forward development that reduces the necessity for future growth to service the new development</li> <li>• Bring forward development that encourages the necessity for future growth to service the new development</li> </ul>
Mode / Process	<ul style="list-style-type: none"> <li>• Do not allow any type of development</li> <li>• Encourage any type of development</li> <li>• Unconventional layout of development only</li> <li>• Traditional layout of development only</li> <li>• Energy efficient and renewable layout of development only</li> <li>• High quality design any layout of development to limit impact</li> <li>• Conventional design and layout of development regardless of impact</li> <li>• High density of development</li> <li>• Low density of development</li> <li>• Infill and previously developed land development</li> <li>• Greenfield development</li> <li>• Large scale developments</li> <li>• Small scale developments</li> <li>• Least intrusive development</li> <li>• More intrusive development</li> </ul>

## Sustainability Appraisal and the Development Plan Document process 2

Topic Area	Development Strategy
	<ul style="list-style-type: none"> <li>• Mitigate impact of development layout close to designated sites</li> <li>• No mitigation of impact of development layout for designated sites</li> <li>• Building reuse, conversion over new build</li> </ul>
Location	<ul style="list-style-type: none"> <li>• Within existing settlements of Stafford and Stone</li> <li>• On the edge of Stafford and Stone</li> <li>• Within existing range of settlements</li> <li>• On the edge of the existing range of settlements</li> <li>• Within the rural areas</li> <li>• Near residential areas</li> <li>• Away from residential areas</li> <li>• Near to industrial areas</li> <li>• Away from industrial areas</li> <li>• Near to existing infrastructure</li> <li>• Away from existing infrastructure</li> <li>• Near to the strategic road network</li> <li>• Away from the strategic road network</li> <li>• Near to the rail and other forms of public transport</li> <li>• Away from rail and other forms of public transport</li> <li>• Within the Green Belt</li> <li>• Outside the Green Belt</li> <li>• Within or near the Cannock Chase AONB</li> <li>• Away from Cannock Chase AONB</li> <li>• Away from Sites of Special Scientific Interests</li> <li>• Within or near Sites of Special Scientific Interests</li> <li>• Away from floodplains</li> <li>• Within or near floodplains</li> <li>• Away from groundwater source protection zones</li> <li>• Within or near to groundwater source protection zones</li> <li>• Away from sites designated for the nature conservation importance</li> <li>• Within or near sites designated for the nature conservation importance</li> <li>• Away from sites of historic importance</li> <li>• Within or near to sites of historic importance</li> <li>• Away from sites of geological importance</li> <li>• Within or near to sites of geological importance</li> </ul>
Implementation	<ul style="list-style-type: none"> <li>• Do not allow development at any time</li> <li>• Allow development to take place at any time</li> <li>• Allow development to take place immediately</li> <li>• Phase development throughout the Plan period</li> <li>• Phase development with an emphasis towards the start of the Plan period</li> <li>• Phase development with an emphasis towards the end of the Plan period</li> <li>• Unconventional construction of built development</li> <li>• Traditional construction of built development</li> <li>• Energy efficient and renewable construction of built development</li> <li>• High quality design development to limit impact</li> <li>• Conventional design development regardless of impact</li> <li>• High density of development</li> <li>• Low density of development</li> </ul>

## 2 Sustainability Appraisal and the Development Plan Document process

Topic Area	Development Strategy
	<ul style="list-style-type: none"> <li>• Inconspicuous site layout and construction of development</li> <li>• Conspicuous site layout and construction of development</li> <li>• Mitigate impact of built development close to designated sites</li> <li>• No mitigation of impact of built development for designated sites</li> <li>• Ensure all infrastructure, Section 106 agreements and planning conditions are in place prior to development coming forward</li> <li>• Ensure phased infrastructure, Section 106 agreements and planning conditions occurs as development comes forward</li> <li>• Only essential infrastructure to the site is required</li> <li>• Minimise noise and vibration levels during construction / usage</li> <li>• No account of noise and vibration levels during construction / usage</li> </ul>

### 2.3 Sustainability Appraisal Commentary Volume 1

**2.11** The SA Commentary Volume 1 appraised the following 6 broad development strategy options:

- Option 1 - Stafford Focused
- Option 2 - Stafford & Stone Focused
- Option 3 - Stafford, Stone & Principal Settlements
- Option 4 - Stafford & Principal Settlements only
- Option 5 - Selected Settlement Growth Points
- Option 6 - Growth Distributed Widely

**2.12** In addition a 'business as usual' approach was also appraised. Overall options 3 and 4 were selected as being the most sustainable choices for the development strategy, due to the sustainability of Stafford, Stone and the Principal Settlements.

**2.13** Recommendations focused on other settlements that were deemed as being sustainable in terms of services and facilities and the following policy recommendations:

- Housing type and tenure, including affordable housing and sustainable housing design
- Environmental protection and enhancement, including mitigation measures and green infrastructure
- Renewable Energy
- Employment provision
- Development infrastructure including transport, water resources and community services and facilities

**2.14** Consultation took place on the SA Commentary Vol.1 in January and February 2008 with a total of 8 comments being received. These comments made reference to the appraisal of the broad strategy options, in particular the SA framework. As a result of these comments the following

- changes have been incorporated into the sustainability appraisal process:
- Introduction of detailed decision making criteria alongside sustainability objectives, indicators and targets, in order to better illustrate how options are appraised and to provide a more detailed appraisal of each plan or policy option
- Updated baseline information and the addition of waste and recycling information to the technical appendices
- New and amended indicators and targets
- Inclusion of plans and policies into SA framework



## 2.4 Sustainability Appraisal Commentary Volume 2

**2.15** The Sustainability Appraisal Commentary Volume 2 appraised broad location options set out in The Plan for Stafford Borough: Issues and Options. This document outlined broad location options for development in the following settlements and industrial areas:

- Stafford
- Stone
- Eccleshall
- Gnosall
- Great Haywood
- Little Haywood & Colwich
- Hixon
- Weston
- Haughton
- Woodseaves
- Tittensor
- Yarnfield
- Ladfordfields Industrial Estate
- Raleigh Hall Industrial Estate
- Hixon Airfield Industrial Estate

**2.16** The SA Commentary Volume 2 makes the following amendments to the plan objectives:

### Stafford

1. An additional 7,000 new high quality homes will be provided by 2026 to create new communities supported by district centres, three new health centres including GP surgeries, new primary schools in housing developments of more than 1,000 homes and mitigation against any adverse impacts

2. An additional 90 hectares of premium employment land that mitigates against any adverse impacts, will be made available for new research and development facilities as well as growth opportunities to provide new businesses for graduates

### Stone

1. Provide additional new high quality homes that mitigate against any adverse impacts and support the sustainable community without undermining urban regeneration initiatives in the North Staffordshire conurbation  
Provide an additional 20 hectares of new high quality employment land which mitigates against any adverse impacts to provide further support and opportunities for expansion to new and existing employers at Stone Business Park

### Selected rural settlements

1. Provide for high quality new housing development in selected settlements that considers the local character and is supported by new infrastructure provision and

2. Deliver sensitive additional facilities in settlements selected for growth to provide an improved level of local services appropriate to the settlement in keeping with the local character

**2.17** Should all the options in this document take place:

Total land area of all housing options	730.7 hectares
Total land area of all employment options	245.2 hectares

## 2 Sustainability Appraisal and the Development Plan Document process

Total land area of all retail / office options	9.84 hectares
Number of sites using brownfield land	22
Number of sites using greenfield land	77
Number of sites within flood zone 3	8
Number of sites adjacent to flood zone 3	2
Number of sites within a conservation area	11

### Recommendations

**2.18** Whilst it is difficult to appraise broad locations without specific site details, the following recommendations / development principles for all options were listed in the SA Commentary Vol 2:

- Specify materials to be used in the production of the development, with particular emphasis on waste re-use and recycling
- Specify waste arrangements after completion of development
- Specify on-site and where appropriate off-site supply of renewable energy / low carbon contributions
- Green Infrastructure / biodiversity protection and enhancement to be in place before development begins
- Flood risk assessments to be produced for the relevant options
- Improvements in infrastructure where issues have been identified
- Mix of housing types and tenures for housing options
- Mix of employment uses where appropriate for employment options Design principles to ensure all development is in keeping with local character
- Transport assessment / evaluation of green travel plans for those options identified to increase transport

**2.19** Consultation took place on the SA Commentary Vol.2 in February - April 2009 with a total of 35 comments being received. These comments made reference to the appraisal of the broad locations options, the plan objectives and the SA framework. As a result of these comments the following changes have been incorporated into the SA process:

- Amendments to the decision making criteria
- Inclusion of plans in the SA Framework
- Plan Objective recommendations

**2.20** SA of previous locations and strategy options and associated comments have helped shape the consultation document 'The Plan for Stafford Borough - Draft Publication'. This SA document reports on the appraisal of the following policies:

- Guiding Principles
- Spatial Strategy
- Stafford Town
- North of Stafford
- West of Stafford
- East of Stafford
- Stone Town
- West and South of Stone
- Areas outside Stafford and Stone
- New Development in the Countryside
- Planning Obligations

## Sustainability Appraisal and the Development Plan Document process 2

- Community Infrastructure Levy (CIL)
- Social Infrastructure
- Climate Change
- Low Carbon Sources & Renewable Energy
- The Natural Environment & Green Infrastructure
- Sites of National & Local Nature Conservation Importance
- Cannock Chase AONB
- Landscape Character
- Safeguarding the Integrity of European Sites
- Cannock Chase Special Area of Conservation
- Green Belt
- Re-use of buildings in the Green Belt
- Dwelling Types and Sizes
- Replacement Dwellings
- Extensions to dwellings
- Extensions to the Curtilage of Dwellings
- Housing Conversions and Subdivisions
- Non Residential Uses in Primarily Residential Areas
- Affordable Housing
- Rural Exception Housing
- Specialist Housing
- Provision for Gypsies, Travellers & Travelling Show-people
- Local Economy
- Development within and outside Recognised Industrial Estates
- Development of Higher / Further Education and Research Establishments and incubator units
- Potential 'Nuisance' Activities
- Town, District & Village Centres
- Class A3, A4 & A5 Uses
- Primary & Secondary Retail Frontages
- Vacant and Upper Floors
- New retail and leisure development outside the defined town centres
- Tourism
- Re-use of Vacant Land and Buildings
- Canal Facilities and New Marinas
- New Development at Trentham Gardens Estate
- Design
- Historic Environment
- Open Space, Sport and Recreation
- Transport
- Parking and Manoeuvring Facilities
- Rights of Way

## 2 Sustainability Appraisal and the Development Plan Document process

### 3 Baseline data and sustainability issues

**3.1** Baseline data and sustainability issues were first presented in the Scoping Report. Below is an update to the sustainability issues and a description of Borough, drawing on key elements of the evidence base and baseline data. Baseline data can be viewed in full in the technical appendices which accompany this report.

#### General description

**3.2** Stafford Borough covers an area of over 230 square miles and is centrally placed within Staffordshire County. Staffordshire is a large County between the conurbations of Manchester, 50 miles to the north, and Birmingham, 30 miles to the south. The Borough shares boundaries with Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire Moorlands, East Staffordshire, Lichfield, Cannock Chase, South Staffordshire, Telford and Wrekin and North Shropshire. Stafford Borough is well located within the West Midlands region and nationally in terms of the transport network.

**3.3** The Stafford Borough area is locally distinctive in terms of character, landscape and natural resources. The area is home to over 120,000 people. Over 60% of the population live in Stafford and Stone whilst the remainder live in the rural area where there are a number of larger villages such as Eccleshall, Gnosall, Hixon, Barlaston, Great Haywood and Little Haywood as well as smaller villages and hamlets. To the north of the Borough are parts of the suburban fringes of Newcastle-under-Lyme and Stoke-on-Trent at Clayton, Blythe Bridge, Trentham and Meir Heath. There are more than 50 villages and hamlets, which vary in size, from a population of over 3,500 at Gnosall to under 200 people at Adbaston.

#### Issues - Economic

**3.4** Stafford Borough is strategically placed in the centre of Staffordshire with access to the M6 motorway and the West Coast mainline railway. Historically the Borough's economy has centred on traditional manufacturing industry but in recent years such industries have undergone dramatic restructuring leading to job losses, de-industrialisation and considerable scaling back in levels of production, particularly in Stafford. This has had a significant impact on the local economy changing from predominantly manufacturing to more service based industries with forecasts anticipating that this trend will continue in subsequent years. A result of these changes has also led to a loss of employment areas to housing development. Despite this Stafford has seen a slight increase in business growth in the last few years.

**3.5** There are concerns with the lack of diversity in types of employment with the majority of the workforce employed in public administration, health and education with 20.6% people employed in the distribution, hotel and restaurant sectors. Therefore one issue is to diversify and adapt the employment base to encourage emerging high technology and creative industries using strengths such as the higher education and renewable energy sectors.

**3.6** Stafford Borough has a low unemployment rate and the mean household income is above both the national and the West Midlands average.

**3.7** Much of the Borough is still agricultural and there are challenges in terms of alternative crops such as for renewable energy, changes in agricultural practises and development in the countryside.

**3.8** The tourism sector in the Borough offers many opportunities for the local economy through visitors to Shugborough, The Ancient High House, Isaac Walton Cottage, Cannock Chase Country Park, Stafford Castle and the canal network.

**3.9** Stafford is the Borough's strategic town centre and a principal shopping destination. In recent years Stafford has begun to fall behind other competing centres across the region in terms of its retailing offer. The recent Town Centre Capacity Study showed that the number of vacant units (shops and offices) in the town centre are above the national average. The study also found that convenience shops and leisure opportunities are below the national average but comparison and retail service were above the national average.

### 3 Baseline data and sustainability issues

#### Social Issues

**3.10** Evidence highlights that Stafford Borough has a number of areas with deficiencies in quality and quantity of open space, sport and recreation provision, particularly in Stafford town and certain rural areas. This type of provision can significantly improve the quality of life for local communities through associated health, well-being and productivity benefits.

**3.11** The current demand for housing in Stafford Borough is high, caused by a combination of natural demographic change, an increased growth in single person households and inward migration from adjoining areas. Pressure on the local housing market has increased in recent years due to a rise in prices with the average house price in Stafford, at 2007, being £187,000 having steadily increased year on year since 2003. In addition there is a lack of 2 and 3 bedroomed houses within the existing housing stock within Stafford Borough, particularly in Stone.

**3.12** Many groups are excluded from the housing market, in particular groups including young people, single parent families and those on average local wages, due to the high cost of housing. The rural areas of Stafford Borough have experienced the most significant increase in house prices over recent years, creating pressure on rural communities with younger people being unable to afford the increased house prices. Whilst affordable housing has been provided over the years, this has not been consistent and is below identified need.

**3.13** The identified needs of Gypsies and Travellers across the Borough, as identified in the Northern Housing Market Area Gypsy and Traveller Accommodation Needs Assessment (GTAA) are not being met.

**3.14** In line with national trends the population demographic of Stafford Borough is ageing and by 2025 the projected numbers of people over 64 years of age is expected to increase by 49.4% to 34,800 people whilst the number of people aged over 85 years will almost double by over 95%. This raises issues for housing need and specialist housing including specially designed housing across Stafford Borough.

**3.15** Smaller settlements across the Borough such as Eccleshall, Gnosall, Great and Little Haywood provide more localised services and facilities for their communities. However in recent years a number of these centres have experienced a reduction in the range of services and facilities leading to greater car travel to other larger centres.

**3.16** Stafford Borough has a lower than average crime rate. However the general public continue to have a perceived fear of crime including anti-social behaviour, youth crime as well as drug and alcohol related problems. Design and layout of development can minimise opportunities for crime thereby ensuring that people feel safe.

**3.17** Previous consultations on the SA have reiterated the individual character of the towns and villages across the Borough, which has been identified as a sustainability issue.

**3.18** Stafford is not considered to be a deprived Borough in comparison with some parts of the country. However, there are significant levels of poverty and isolation in some parts of Stafford, and some wards are among the poorest in Staffordshire.

#### Environmental Issues

**3.19** Climate change is now considered the greatest threat to our social well-being and economic future. The effects of Climate change such as extreme weather and greater risk of flooding are a real issue for the UK. Severe flood events caused extensive damage to Stafford town and extensive tracts of farmland.

**3.20** The Renewable energy study identified renewable energy and low carbon opportunities across the borough. In addition the Stafford Green Infrastructure Study identified a network of green infrastructure and opportunities that can help combat the effects of climate change.

**3.21** Water quality in terms of biological and chemical quality is improving in rivers within the Borough but could improve further.

**3.22** The Borough has a rich and varied natural environment composed of a diverse range of wildlife sites and habitats, including seventeen Sites of Special Scientific Interest (SSSI), three Ramsar sites, four Special Areas of Conservation (SAC) and three National Nature Reserves. In addition there are more than a hundred sites identified locally as Sites of Biological Interest (SBIs). There has been decline in certain species and habitats across the Borough, along with the quality of some protected areas. The protection, enhancement, improvement and proper management of these sites is a key issue for the Stafford Borough. The Staffordshire Biodiversity Action Plan identifies land to the south east as the Cannock Chase EAP with priority habitats being Lowland Heathland. Land to the west of the Borough is categorised as central farmland with priority habitats being hedgerows, Arable field margins, lowland meadows and rivers

**3.23** Stafford town has Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation and Green Belt to the south east, which will need to be considered when appraising site allocations and the development strategy. In the last few years a high percentage of development has taken place on brownfield land. This results in less greenfield land being used for development.

**3.24** There are a number of European designated sites within the Borough, which require a separate assessment. More information can be found in Appendices 2.

**3.25** The historic environment offers many opportunities for the Borough, through increased visitor use and sense of character. It will be important that such environments are also protected and where possible enhanced.

### Summary of the Sustainability Issues

#### Economic issues

- High Levels of deprivation in some areas of the Borough
- High number of empty homes across the Borough, the majority of which are empty for more than 6 months
- Slight increase in number of homeless households in recent years
- Low level of provision of affordable housing compared with rising house prices
- Lack of access to services and facilities in some parts of the Borough
- The level of outdoor space provision is much lower than the national target

#### Social Issues

- Decline in manufacturing industry resulting in job losses
- Opportunities for tourist related economy
- Slight increase in VAT business start ups in Stafford
- Decline in agricultural industries
- Vacant units within the town centres
- Individual character of Stafford Boroughs settlements

#### Environmental Issues

- Loss of biodiversity habitats
- Quality of SSSI's is improving, but still below the national target
- Whilst river biology and chemistry have improved over the last decade, both are still below the national average

### 3 Baseline data and sustainability issues

#### Environmental Issues

- High percentage of new homes are being delivered on Previously Developed Land
- Stafford's Biomass energy project will provide renewable energy and opportunities for further renewable energy development in the future



## 4 Sustainability Appraisal Framework

**4.1** The Sustainability Appraisal Framework is the framework that will be used to appraise the development strategy, strategic sites and planning policies. The framework is made up of sustainability objectives, indicators and targets tailored to the key sustainability issues for Stafford Borough.

**4.2** The principle of the SA Framework was outlined in the Scoping Report, in particular the methodology used for assessing each planning policy or plan option. The table below shows the sustainability appraisal objectives that will be used to appraise the development strategy and draft policies in this SA Report. Following consultation on the SA Commentary, additional questions have been included to illustrate how policies are appraised against the SA objectives.

### 4.1 Sustainability Appraisal Objectives

**4.3** The following objectives have been used to appraise the development strategy and planning policies. Under each objective there are a number of indicators and targets. Following consultation on the SA Scoping Report, SA Commentary Volume 1 and Volume 2, additional questions have been included. The questions illustrate how each the strategy and policy have been appraised.

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
1. To create high, stable and equitable levels of employment	N/A	Employment Rate	Will it reduce unemployment levels?
		<b>Target:</b> Maintain good performance of employment	Will it provide job opportunities for those most in need of employment?
		Unemployment Rate	Will it help to improve earnings?
		<b>Target:</b> Maintain good performance	Will it increase access to employment opportunities in, or accessible to, rural areas?
		Gross Value Added	Will it lead to a net reduction in the number of people commuting to work outside the borough?
		<b>Target:</b> Increase in line with figure for South Staffordshire	
		Number of jobs created across all sectors of the economy	
		<b>Target:</b> Increase	
		Number of new jobs created in rural areas	
		<b>Target:</b> Increase	

## 4 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	N/A	Foreign Direct Investment (FDI)	Will it promote growth in key sectors?
		<b>Target:</b> Increase share of FDI	Will it encourage inward investment?
		% of employees per Advantage West Midlands target cluster	Will it encourage graduates to return and help to retain skilled employees in the area?
		<b>Target:</b> Increase the % of employees per AWM target cluster from 57.5%, (Stafford) in line with issues Southern Staffordshire (62.7%)	Will it provide or contribute to the availability of a balanced portfolio of employment sites?
		The number of people reaching NVQ4+ qualifications	
		<b>Target:</b> Increase	
		Employment land take up rates on previously developed land	
		<b>Target:</b> Increase take up rates	
		Number of planning permissions for business premises linked to farm diversification in rural areas	
		<b>Target:</b> Increase	
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	N/A	Employment land take up rates	
		<b>Target:</b> Increase	
		Employment land take up rates	
		<b>Target:</b> Increase take up to meet the RSS requirement	
		Adaptability and proximity of new developments to services	Will it make Stafford Borough more attractive to potential visitors and businesses?
		<b>Target:</b> No new development beyond 5 km of the Borough's towns	Will it support existing services and facilities?
		Number of Vacant Units	Will it contribute to a quality built environment?
		<b>Target:</b> Reduce	
		Rank of centres: Stafford ranked at 115	
		<b>Target:</b> Increase rank	
Housing densities in town centres			
<b>Target:</b> 40-50 dwellings per hectare in town centres			

## Sustainability Appraisal Framework 4

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
4. To support the needs of the local rural economy and communities.		Retail land take up rates	<p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it contribute to the provision of affordable housing which meets identified local need?</p>
		<b>Target:</b> Increase	
		Number of planning permissions for business premises linked to farm diversification in rural areas.	
		<b>Target:</b> Increase	
		Availability of affordable homes to accommodate local needs in rural areas	
		<b>Target:</b> Increase according to identified need	
		Amount of employment land on previously developed land that could be used to expand existing business located within the Green Belt	
		<b>Target:</b> Increase according to identified need	
		Re-use vacant land and buildings for employment purposes in the rural area	
		<b>Target:</b> Increase according to identified need	
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.		Number of facilities located within rural centres	<p>Will it reduce the proportion of development within the floodplain?</p> <p>Will it minimise the risk of flooding from rivers and watercourses to people and property?</p>
		<b>Target:</b> Increase according to identified need	
		Number of sites identified for affordable housing through rural exception sites	
		<b>Target:</b> Increase according to identified need	
		Number of new developments incorporating sustainable drainage systems and other water saving techniques	
		<b>Target:</b> All new developments to incorporate water saving measures and sustainable drainage techniques	
		The number of developments given planning permission contrary to EA advice the environment	
		<b>Target:</b> None	
		Population, human health	
		material assets	

## 4 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
6. To ensure that everyone has the opportunity of a decent and affordable home	Population and Human Health	<p>Number of new housing developments that incorporate public transport provision</p> <p><b>Target:</b> All / Increase</p> <p>Number of affordable / special needs housing</p> <p><b>Target:</b> 73 homes per year until 2011</p> <p>Number of unfit dwellings</p> <p><b>Target:</b> Meet Government's decent homes standards</p> <p>Homelessness</p> <p><b>Target:</b> To provide sufficient short / medium term accommodation</p> <p>Number of new residential developments that provide for the accessibility of all users</p> <p><b>Target:</b> All / Increase</p> <p>Number of new residential developments in the rural area providing for identified affordable / local needs housing</p> <p><b>Target:</b> Increase according to identified need</p> <p>Number of new residential developments incorporating high quality layouts and landscaping</p> <p><b>Target:</b> All</p> <p>Number of homes meeting Code for Sustainable Homes</p> <p><b>Target:</b> Increase / in line with Government targets</p>	<p>Will it result in development that is able to withstand the effects of climate change?</p> <p>Will it contribute to the provision of affordable housing which meets identified local needs?</p> <p>Will it contribute to a mix of housing types?</p> <p>Will it reduce homelessness?</p> <p>Will it increase the range and affordability of housing for all social groups?</p> <p>Will it reduce the number of vacant properties?</p>

## Sustainability Appraisal Framework 4

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
7. To improve opportunities for access and for all to work, education, health and local services	Population and Human Health	Number of new developments incorporating a range of transport options <b>Target:</b> All	Will it result in new developments being located in areas served by public transport?  Will it make access more affordable?  Will it improve accessibility to key local services?  Will it make access easier for those without access to a car?  Will it protect existing key services and facilities?
		Disabled access <b>Target:</b> All new build to comply with Disability Discrimination Act	
		% of development within walking distance (350 metres) of a frequents service <b>Target:</b> 100% of all new developments in urban areas	
		Number of mixed use developments <b>Target:</b> Increase	
		Number of new developments incorporating crime prevention design measures <b>Target:</b> Increase	
		Recorded crime per 1,000 population <b>Target:</b> Maintain good results relative to other districts	
		Fear of crime surveys <b>Target:</b> Reduce fear of crime	
8. To reduce and prevent crime and reduce fear of crime	Population and Human Health	Number of new developments incorporating crime prevention design measures <b>Target:</b> Increase	Will it reduce actual levels of crime?  Will it reduce the fear of crime?
		Recorded crime per 1,000 population <b>Target:</b> Maintain good results relative to other districts	Will it promote design that discourages crime?
		Fear of crime surveys <b>Target:</b> Reduce fear of crime	Will it reduce social disorder?
9. To reduce the impact of noise and light pollution	Population and Human Health	Number of new developments incorporating crime prevention design measures <b>Target:</b> Increase	
		Number of developments incorporating landscaping as a way of reducing potential noise or light impacts <b>Targets:</b> Increase  Public concern over noise	Will it reduce direct pollution?  Will it reduce indirect pollution (e.g. increased traffic)?

## 4 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
10. To improve health, safety and well-being across the whole community		<b>Target:</b> Low % of residents surveyed who are concerned with different types of noise	
		Proximity of land uses that create noise and / or anti-social behaviour at night	
		<b>Target:</b> Low number of breaches of IPPC permits on permitted noise level	
		Public concern over light pollution from residential developments	
		<b>Target:</b> Low % of residents surveyed who are concerned about light pollution	
	Population and Human Health	Number of Listed Buildings at Risk across the Borough	Will it ensure that all people have access to public open space within a reasonable distance from where they live?
		<b>Target:</b> Reduce	
		Number of development sites that lead to the creation and enhancement of open spaces	
		<b>Target:</b> Increase in line with Open Space Strategy	
		Number of waterside developments which improve accessibility and quality of the water environment	
	<b>Target:</b> All	Will it improve access to natural greenspace?	
	% of residents within 500m (15 minutes walk) of public open space		
	<b>Target:</b> Increase		
	Modal Split		
	<b>Target:</b> Increase potential trips on foot, quadruple levels of cycling trips by 2012 compared to 1996 (Dept. For Transport, Transport 10 year Plan,2000)		
	Air Quality Management Area	Will it improve access to high quality health facilities?	
	<b>Target:</b> No air quality management area		
	Number of buildings and vacant land reused		
	<b>Target:</b> Increase	Will it encourage healthy lifestyles?	

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
		<p>Number of developments within town centres incorporating quality landscaping and linkages with the surrounding urban fabric</p> <p><b>Target:</b> All</p> <p>Hectares of public open space per 1,000 population</p> <p><b>Target:</b> Increase in line with target of 2.43 hectares per 1,000 population</p>	
11. To reduce societal contributions to climate change	Air, Population, Human Health and climatic factors	<p>% of new developments producing Travel Plans to encourage use of sustainable modes of travel</p> <p><b>Target:</b> All</p> <p>Length of cycleways</p> <p><b>Target:</b> Increase</p> <p>Number of new developments incorporating water efficiency techniques</p> <p><b>Targets:</b> Increase</p> <p>% of new developments encompassing energy efficient design / layout / features</p> <p><b>Target:</b> 30% improvement in energy efficiency over 15 years from 1996 (11.1% achieved so far)</p> <p>Woodlands lost to new development</p> <p><b>Target:</b> None</p> <p>Proportion of energy supply to be secured from decentralised and renewable or low-carbon energy sources</p> <p><b>Target:</b> 10% or higher</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>

## 4 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
12. To protect and enhance biodiversity	Biodiversity, Flora and Fauna	Number of developments that may affect biodiversity conservation value <b>Target:</b> Reduce to minimum	Will it lead to the protection of designated sites?
		Number of developments that may affect features of geological conservation value <b>Target:</b> Reduce to minimum	Will it lead to the enhancement of designated sites?
		Quality of historic parks and gardens <b>Target:</b> Maintain / Conserve	Will it result in habitat creation at all scales/Will it conserve and enhance natural/seminatural habitats?
		Quality of SSSI's <b>Target:</b> 95% of SSSI's to be in 'favourable or 'recovering' condition by 2010	Will it conserve and enhance nationally significant species and habitats?
		Sites achieving Biodiversity Action Plan <b>Target:</b> To achieve 100% of targets as set out in Staffordshire Biodiversity Action Plan	Will it improve biodiversity within urban areas?
		Number of planning permissions given affecting SSSI designated sites <b>Target:</b> No planning permissions to be given that affect SSSI sites	Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks?
		Number of developments that protect and enhance sites and spaces important for biodiversity as set out in the Biodiversity as set out in the Biodiversity Action Plan <b>Target:</b> Increase	Will it result in the protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)?
		Percentage of development on previously developed land <b>Target:</b> In accordance with national and regional guidance	Will it minimise and seek to reclaim derelict and contaminated land?
		Area of statutory contaminated land remedied <b>Target:</b> Await Environment Agency Soil Strategy Implementation Plan	
		Area of land converted to organic / agricultural environment schemes <b>Target:</b> Increase	
13. To protect and conserve soil	Soil	Soil degradation	



Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Water	<p><b>Target:</b> Minimise the degradation or loss of soils to new developments</p> <p>Number of developments given planning permission contrary to EA advice</p> <p><b>Target:</b> No planning permission to be granted contrary to the Environment Agency's advice based on the risk of contamination to underlying groundwater</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>
		<p>Number of developments that increase water consumption or pollution</p> <p><b>Target:</b> None / Minimise</p> <p>Quality of rivers, canals and freshwater bodies within the Borough</p> <p><b>Target:</b> Achieve standards set out by the Water Framework Directive</p> <p>Number of new developments incorporating sustainable drainage systems and other water saving techniques</p> <p><b>Target:</b> All new development to incorporate water saving measures</p> <p>Number of developments given planning permission contrary to Environment Agency advice based on an unacceptable risk of contamination to 'Controlled Waters'</p> <p><b>Target:</b> None</p> <p>Number of development proposals which are to dispose of foul waters via a non-mains technique</p> <p><b>Target:</b> All large developments to dispose via mains</p>	
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Cultural Heritage and Landscape	<p>Change in areas of highly sensitive historic and landscape character</p> <p><b>Target:</b> None</p> <p>Number and % of Listed Buildings and Scheduled Monuments 'at risk'</p> <p><b>Target:</b> Reduce the number of sites and buildings at risk</p> <p>Number of historic buildings restored and brought back into use</p>	<p>Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas?</p> <p>Will it improve the quality and character of landscapes and townscapes?</p>

## 4 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
		<p><b>Target:</b> Increase</p> <p>% of Borough covered by historic landscape / urban characterisation studies</p> <p><b>Target:</b> Increase</p> <p>Number of planning permissions adversely affecting the Cannock Chase Area of Outstanding Natural Beauty (AONB)</p> <p><b>Target:</b> None</p> <p>Provision of accessible natural greenspace</p> <p><b>Target:</b> A greenspace of at least 2ha &lt; 300m from home; a Local Nature Reserve at a minimum of 1ha per thousand population; at least one greenspace site within 5km of home and one 500ha site within 10km of home</p> <p>Number of developments and re use of existing buildings in the Green Belt area that do not maintain its openness</p> <p><b>Target:</b> None</p> <p>Number of people living close to accessible woodland, accessible recreational routes and spaces</p> <p><b>Target:</b> Increase</p>	<p>Will it help to conserve historic buildings through sensitive adaptation and re-use?</p> <p>Will it lead to the retention and enhancement of listed buildings and/or conservation areas?</p> <p>Will it lead to reduced pressure on the cultural heritage (e.g. archaeology)?</p> <p>Will it contribute to a quality built environment?</p>
16. To create a sense of community identity and belonging	Population	<p>Projected household change</p> <p><b>Target:</b> Maintain number of households</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the borough?</p>

Sustainability Objective	SEA Topic	Indicator and Target	Detailed Decision Making Criteria
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Population and Human Health	% of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area <b>Target:</b> Reduce	Will it improve ethnic relations?
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Population and Human Health	E-enabled interactions as a proportion of all interactions <b>Target:</b> Increase E-enabled LDF interactions  Number of DPD's compliant with the Statement of Community Involvement (SCI) <b>Target:</b> All DPD's to be compliant with the SCI	Will it increase the ability of people to influence decisions?
19. To encourage a strong, inclusive, community and voluntary sector	Population and Human Health	% of voluntary / community organisations performing well <b>Target:</b> Maintain	Will it encourage increased voluntary levels?
20. To engender a sense of civic and neighbourhood values, responsibility and pride	Population and Human Health	Well-being score <b>Target:</b> Increase well-being score across the neighbourhood Borough	Will it encourage engagement in community activities?

## 4 Sustainability Appraisal Framework

## 5 Summary and Recommendations

**5.1** The SA Report appraises The Plan for Stafford Borough - Draft Publication document which includes the development strategy, strategic locations and draft policies. The assessment process will have a variety of positive effects, or at worst neutral or uncertain effects.

**5.2** Potential positive impacts can be seen across all sustainability objectives. The Plan for Stafford Borough aims to encourage sustained economic prosperity and, where required, regeneration, paying particular attention to the interests of the Stafford town, which is a growth point and County Town. Through the provision of affordable and specialist housing, there should be greater access to a home for local people and for an ageing population. The environmental and cultural character of the Borough will be protected and enhanced through the advocating of Green Infrastructure and the landscape and historic environment policies and there will be other benefits as a result of providing mitigation for the Cannock Chase SAC.

**5.3** The Plan for Stafford Borough will need to act in partnership with other strategies and stakeholders in the Borough to help deliver all the potential benefits, adjusting the approach, and reviewing policies if required, before the end of the plan period.

**5.4** In relation to uncertain effects, these include the economic viability and the impact this may have on the delivery of employment opportunities, economic competitiveness, housing and associated infrastructure. Other uncertain effects are contributions and effects of climate change which are difficult to assess. However, their effects are likely to be played out over the long term, giving the opportunity for monitoring and mitigation, such as working with service providers to offset the worst effects of change and reviewing policies. Proposals for monitoring can be found in the appendices.

**5.5** The assessment makes recommends changes to the wording of the following policies:

Policy	Nature of word changes
Guiding Principles	Scale and range of housing and employment, consideration of fluvial and surface water flooding, reducing impact of development in terms of carbon emissions and support development in line with parish and/or neighbourhood plans
Spatial Strategy	Reference to consistency with other plan policies and demonstration of consultation with local communities
Stafford Town	Reference to environment quality overall not just in relation to tourism and flooding
Stone Town	Reference to environment quality overall not just in relation to tourism and flooding, upgrades to Pirehill wastewater treatment works, affordable housing and SUDS
Replacement Dwellings	Recycling materials and energy efficiency
Extensions to the curtilage of dwellings	Consideration of habitats
Development within and outside Recognised Industrial Estates	Consideration of development that supports services, facilities and works
Primary and Secondary Retail Frontages	Marketing of property as retail use

## 5 Summary and Recommendations

Policy	Nature of word changes
Vacant and Upper Floors	Policy to apply to all types of centres, not just Stafford and Stone town centres
New retail & leisure development outside the defined town centres	Use of previously developed land
Tourism	Inclusion of consideration on local amenity, low carbon development and the promotion of sustainable tourism
West and South of Stone	Addition of design and layout consideration aswell as requirement to provide SUDS
Areas outside Stafford and Stone	Low carbon development, open space to meet existing local need aswell as that associated with development, support works for infrastructure improvements, support building re use and previously developed land
New development in the countryside	Habitat mitigation and enhancement
Planning obligations	Separating scale at which planning obligations apply to dwellings for urban and rural areas

**5.6** More detail on the specific wording of recommendations can be found in Appendices 1.

## 6 Next Steps

**6.1** The results of this Sustainability Appraisal Report along with the results from public consultation, will be fed back into the production of '**The Plan for Stafford Borough - Publication Document**'. This stage will finalise the Core Policies, Development Strategy, strategic locations for growth and Development Management Policies. These will be appraised in a document called 'Revised Sustainability Appraisal Report' before being submitted to the Secretary of State and considered at examination.

## 6 Next Steps



## i Appraisal of development strategy and policies

### Key of Sustainability Appraisal

Major positive ✓ ✓	Major Negative x x
Minor Positive ✓	Minor Negative x
Neutral Effect 0	Uncertain / depends on implementation ?

### Sustainability Appraisal time frames

Short Term	0 - 5 years
Medium term	5 - 10 years
Long term	10 - 20 years

### i.1 Appraisal Table

SA Obj		Indicators	Effects over time			Comments
			Short	medium	long	
1	Employment rate	✓	✓	✓	Overall positive impact	
2	Employment land	✓	✓	✓	Could make specific reference to a range of employment sites	
3	Vacant units	✓	✓	✓	Supports sustainable communities	
4	Farm diversification, affordable housing	?	?	?	Could make specific reference to rural economic growth/diversification	
5	Developments contrary to EA	✓	✓	?	Reduces development in areas of flooding but effects of climate change unknown in longer term	
6	Affordable housing	✓/?	✓/?	✓/?	Aims to deliver housing as required. Could make reference to a range of housing	
7	Public Transport access	✓	✓	✓	Supports sustainable communities and services and facilities	
8	Crime	✓/?	✓/?	✓/?	Supports high quality design	

## i Appraisal of development strategy and policies

<b>Policy: Guiding Principles</b>						
9	Noise and light impacts	√/?	√/?	√/?	√/?	High quality design to respect natural environment
10	Natural greenspace	√	√	√	√	Aims to improve access to leisure
11	Renewable energy	x	x	x	x	The policy does not refer to reducing the impact of new development
12	SSSI quality	√	√	√	√	Policy aims to both conserve and enhance environmental assets
13	Development on PDL	√	√	√	?	Aims to reduce need to use greenfield land but does not rule this out in Strategy - dependent on overall development strategy, phasing and selection of of the sites
14	River Quality	√	√	√	√	Policy aims to protect environmental assets which covers natural resources such as rivers
15	Buildings at risk	√	√	√	√	Policy aims to protect heritage, cultural and environmental assets which covers historic environment and landscapes
16	Household change	√	√	√	√	Aims to get balance of housing and employment which will reduce commuting outside Borough
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact, could make reference to neighbourhood plans
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	?	?	?	?	Uncertain
Overall the Guiding Principles policies aim to deliver sustainable development across the Borough. It could be made more sustainable by making specific reference to a range of employment and housing types, supporting rural employment through farm diversification, only permitting development that reduces impact on the environment and determining planning applications in line with more locally specific plans such as neighbourhood plans. Recommended changes are <b>underlined</b> below:						
<b>Guiding Principles</b>						
Sustainable development and the creation of high quality places where people want to live and work is at the core of the Council's philosophy for plan making. Accordingly the council will apply the following priorities when determining planning applications:						
<ul style="list-style-type: none"> <li>Development should be of a high quality design, respects the natural and built environment, reflects locally distinctive character with higher density development on sites within or close to the town centres;</li> </ul>						

**Policy: Guiding Principles**

- **Reduce impact on the natural environment in terms of waste, carbon emissions and use of natural resources**
- Deliver the scale and **range** of housing and employment development required;
- Encourage economic growth and inward investment to ensure an appropriate balance between new housing and new employment land provision;
- Improve accessibility for all to services, education, employment, health, leisure and housing;
- Protect, conserve and enhance the heritage, cultural and environmental assets including the high quality open countryside across the Borough area;
- Protect and conserve the two areas of Green Belt in the Borough and the Cannock Chase Area of Outstanding Natural Beauty;
- Avoid areas at risk from flooding including locations vulnerable to **either fluvial or** surface water flooding;
- Support sustainable communities with an enhanced range of services and facilities particularly at Stafford and Stone;
- Prevent all out of centre retail developments which would undermine the vitality and viability of Stafford and Stone town centres;
- **Support development in line with parish plans and neighbourhood plans**
- Phase development at Stone to ensure the urban renewal initiatives in the North Staffordshire conurbation are not prejudiced or undermined;
- Maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites. Therefore only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released.

**Policy: Spatial Strategy**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	160 hectares employment land to be provided
2	Employment land	✓/?	✓/?	✓/?	Dependent on the nature of the allocated employment land
3	Vacant units	✓/?	✓/?	✓/?	Dependent on the nature of the allocated employment land
4	Farm diversification, affordable housing	✓	✓	✓	Strategy makes provision for employment land in key rural villages
5	Developments contrary to EA	?	?	?	Dependent on location within Stafford, Stone and key rural villages
6	Affordable housing	✓	✓	✓	500 dwellings per year, including provision for additional future military personnel and gypsies
7	Public Transport access	✓	✓	✓	New development to be located in existing settlements alongside any required infrastructure
8	Crime	0	0	0	Neutral impact
9	Noise and light impacts	?	?	?	Development in existing areas should reduce impacts but dependent on delivery

## i Appraisal of development strategy and policies

<b>Policy: Spatial Strategy</b>					
10	Natural greenspace	0	0	0	Neutral impact unless infrastructure includes increased access to open space, recreation etc
11	Renewable energy	x	x	x	Development without mitigation considered detrimental to the environment
12	SSSI quality	?	?	?	Depends on the delivery of development and the location in relation to the natural environment
13	Development on PDL	✓	x	x	As brownfield sites are developed there will be greater need for greenfield land later in the plan period
14	River Quality	✓	✓	✓	Working with organisations to ensure infrastructure should mean no impacts in terms of water quality and quantity
15	Buildings at risk	?	?	?	Dependent on delivery, design and location
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Policy could make reference to local consultation on SDL's
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Policy could make reference to local consultation on SDL's
Overall the policy provides a brief overview of the strategy. There are many uncertain effects and this is partly due to the policy being considered in isolation without being assessed with the specific location of SDL's and other policies. Recommended changes are <u>underlined</u> below:					
<b>Spatial Strategy</b>					
Stafford Borough will accommodate new growth and investment over the plan period to enable it to flourish and provide a place where people want to live and work. Throughout the Borough, provision will be made for the development of at least 500 dwellings per year over the plan period, including military housing requirements and provision for gypsies as well as 8 hectares per year of employment land to provide for the future needs and prosperity of residents (refer to Appendix 1 for more details). The Borough Council will ensure that the majority of future development will be delivered to the most sustainable locations and will work together with its partner organisations to ensure that the required level of infrastructure and facilities are delivered to the following areas:					
<ul style="list-style-type: none"> <li>Stafford Town Urban Area</li> </ul>					

**Policy: Spatial Strategy**

- Stone Town Urban Area
- Key rural villages

Strategic Development Locations (SDLs) will be delivered on a phased basis to ensure a consistent delivery of houses for the Plan period is achieved, having regard to the necessary infrastructure and environmental requirements. SDLs may be brought forward from a later phasing period where this would not undermine the delivery of sustainable development, including the availability of infrastructure. Development in Stone may be phased later in the Plan period where the cumulative completion rates for the Borough exceed 500 new homes per year.

**Applicants for development on SDL's will be required to consult with local communities prior to submitting a planning application.**

**Development proposals should be consistent with other local planning policies**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Objectives for increased employment development
2	Employment land	✓	✓	✓	Aims include supporting science and technology and, business start ups and creative industries
3	Vacant units	✓	✓	✓	Aims to increase viability & vitality of Stafford town
4	Farm diversification, affordable housing	0	0	0	Policy only applies to Stafford town
5	Developments contrary to EA	x	x	x	Kingsmead, Riverside, and part of land to the west lie within the flood zone.
6	Affordable housing	✓	✓	✓	Increases range and type of housing in Stafford
7	Public Transport access	✓	✓	✓	Increases range of facilities in the town centre and open space across Stafford
8	Crime	?	?	?	Uncertain impacts in terms of crime and fear of crime
9	Noise and light impacts	x	x	x	Policy protects sight lines & historic environment within Stafford town but does not consider impacts on landscape of the surrounding countryside
10	Natural greenspace	✓	✓	✓	Positive impact from improved recreation facilities and increased facilities in the town centre
11	Renewable energy	?	?	?	Policy aims to encourage greater use of public transport which will reduce use of car but loss of greenfield land and large developments could contribute towards climate change
12	SSSI quality	x	x	x	The policy only refers to the protection of biodiversity or habitats in relation to tourism

## i Appraisal of development strategy and policies

<b>Policy: Stafford Town</b>						
13	Development on PDL	x	x	x	x	The policy does not specify if any locations use previously developed land
14	River Quality	?	?	?	?	Uncertain
15	Buildings at risk	x	x	x	x	Policy protects sight lines & historic environment within Stafford town but does not consider impacts on landscape of surrounding countryside
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

The policy provides clarity to the development strategy for Stafford. Whilst the policy does refer to the natural environment, this is specifically in relation to tourism. Some of the areas lie within flood zones. Recommendations and amendments are underlined below:

### **Stafford Town**

In support of the overall Spatial Strategy, Stafford as the County Town and the principal settlement, will seek to enhance its role by increasing both the range and quality of services and facilities. This will be achieved through the following actions:

### **Housing**

Continue to meet the housing requirements of 400 new homes per annum for Stafford Town, including Ministry of Defence personnel, by:

- Increasing the range and type of housing including a greater number of specialist houses and extra care provision for the elderly;
- Providing a range of development locations for new homes over the Plan period to 2031 including for affordable housing. This will include new housing development at the following Strategic Development Locations:
  - North of Stafford
  - West of Stafford linked to delivery of the Stafford Western Access Improvement Scheme
  - East of Stafford linked to delivery of the Eastern Access Improvement Scheme
  - Sites within the urban area of Stafford town will have good accessibility to public transport, services and facilities;

- Strategic Development Locations adjacent to Stafford's urban area will minimise the impact on surrounding landscapes, be fully accessible by public transport with facilities to encourage walking and cycling;
- increasing and enhancing the provision of educational, health and community facilities to provide for increased growth including for the elderly population.

### **Open Space, Sport & Recreation**

Increasing and improving the provision of open space, sport and recreational facilities by addressing specific deficiencies identified through the local evidence base in the PPG17 Assessment and to serve new development through:

- A lack of allotments on the eastern and western sides of Stafford town and the poor quality of several allotments elsewhere across the town
- Improving safety and accessibility of children's play areas
- Poor quality and limited size of many green spaces in the south western part of Stafford;
- Inadequate access to natural green spaces in the south western and eastern part of the town;
- Poor accessibility to multi-sport courts in the northern half of Stafford;
- Inadequate range of facilities for teenagers;

### **Employment**

- Create employment growth and promote economic diversification by:based industries;
- Supporting further development of Ministry of Defence land at Stafford as a military base in the West Midlands;
- Supporting the continuing retention and growth of existing public and private sector employers as well as targeting new businesses through the provision of a range of premises, support and advice;
- Providing opportunities for new enterprises and businesses by allocating new employment sites with good transport links that contribute to sustainable development. New employment sites will be included in the following Strategic Development Locations:

- North of Stafford

- East of Stafford

- Providing facilities and sites for new start-up businesses, particular business incubation units for knowledge-based and creative industries;

### **Stafford Town Centre**

Strengthen Stafford town centre's role as a principal centre for the Borough by:

Encouraging the development and expansion of the town centre to provide an increase of 38,000 square metres (comparison) retailing and 7,000 square metres of food (convenience) retailing and include the level and quality of the offer as well as establish new development opportunities;

- Ensuring that there is 45,000 square metres of new office space and commercial premises within Stafford town centre;
- Promoting mixed use development on larger development sites, particularly those that are within the town centre, through a phased approach for the major regeneration plan on the following sites:

- Kingsmead

- Riverside

- Consolidating the primary retail core / shopping area as well as protecting and enhancing its distinctiveness, vitality and viability;
- Supporting an enhanced range and diversity of educational, health, cultural and community services and facilities in the town centre;
- Improving accessibility to the town centre, particularly by public transport, from the rest of the Borough;

### **Transport and Access**

- Strengthen Stafford Town's role as the principal transport hub in Stafford Borough by:
- Supporting the introduction of better bus services, by increasing service levels, frequency and punctuality of services between Stafford town centre and other parts of the Borough;
- Deliver the Western Access Improvement Scheme and the next phase of the Eastern Access Improvement Scheme from Beaconside to St Thomas' Lane;
- Extend existing and create new, cycle and walking paths, as an integral part of new developments in the town;
- Improve access to the rail station for all users and secure appropriate levels of parking for both cars and bicycles;
- Ensure that new developments that have significant transport implications, are capable of providing safe and convenient access by foot, cycle, public and private transport that addresses the needs of all, particularly those with disabilities.

### **Environment-Tourism**

Promote Stafford as a tourist destination with its unique architectural character and heritage by:

- Conserving and enhancing the historic environment, the context and character of its buildings and streets, its rich heritage and areas of cultural importance, which will be complemented by new, distinctive, high quality and well designed buildings, protecting sight lines to historic buildings such as St Mary's Church;
- Increasing tourist opportunities for visitors through additional high quality accommodation, promoting links with the Cannock Chase Area of Outstanding Natural Beauty (AONB), Staffordshire County Showground, the Shire Hall Gallery, Ancient High House, Stafford Castle and St Mary's Church by facilitating the development of innovative new tourist attractions;
- Improving access into the countryside by means other than by the private car, such as public transport, walking and cycling.

### **Environment**



- Provision of new Green Infrastructure (GI) for Stafford Town such as the Penk and Sow natural parklands as well as the Stafford Common Community Park together with local area schemes that respond to the characteristics, local needs and opportunities for improved GI provision and biodiversity assets of the town.
- Ensure that development does not damage the integrity of the Cannock Chase Special Area of Conservation (SAC):
- Ensure that development is not located in areas of flood risk or contribute to flooding elsewhere:
- Development is sympathetic to the natural landscape

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓✓	✓✓	✓✓	Increased employment opportunities over short to long term
2	Employment land	✓/?	✓/?	✓/?	Although policy does not limit employment to one type it could specify a range of different employment uses
3	Vacant units	?	✓	✓	Policy aims to create a sustainable urban extension
4	Farm diversification, affordable housing	0	0	0	No impact on rural area unless businesses move from rural area to Stafford
5	Developments contrary to EA	?	✓	✓	Elements of the policy will contribute towards reducing flood risk on site and elsewhere in Stafford
6	Affordable housing	✓	✓	✓	Increased mix of housing
7	Public Transport access	?	✓	✓	Facilities and services required on site
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	?	?	?	Large urban extension will have light and noise impacts
10	Natural greenspace	?	✓	✓	Positive impact through increased services in close proximity, leisure and recreation facilities and high quality environment
11	Renewable energy	?	?	?	Development will contribute towards climate change however impacts can be offset through low carbon development and delivery of renewable energy solutions
12	SSSI quality	✓	✓	✓	Positive impact through green infrastructure provision
13	Development on PDL	x	x	x	Large scale urban greenfield extension
14	River Quality	✓	✓	✓	Policy aims to reduce flooding. Blue corridors will contribute to improving water quality
15	Buildings at risk	0	✓	✓	Policy aims to retain trees and hedgerows which are critical to maintaining the existing sensitive landscape character in the north of Stafford
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Policy should include local consultation on masterplan

## i Appraisal of development strategy and policies

<b>Policy: North of Stafford</b>						
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Policy should include local consultation on masterplan
Overall the policy aims to deliver a sustainable urban location with social, environmental and economic benefits. There are negative impacts in terms of soil, due to the development of a greenfield site. Overall there are no recommendation changes to this policy.						
<b>Policy: West of Stafford</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	√√	√	√	Increased employment through development stage and through services and facilities in medium and long term	
2	Employment land	0	0	0	Neutral impact on economic diversity	
3	Vacant units	√	√	√	Development close to existing centre	
4	Farm diversification, affordable housing	0	0	0	Neutral impact on rural communities	
5	Developments contrary to EA	√	√	√	Sustainable construction, green infrastructure and flood risk addressed in the policy	
6	Affordable housing	√√	√√	√√	Policy aims to deliver range of housing tenures and types	
7	Public Transport access	√	√	√	Includes services, facilities and links to existing town centre. These locations are close to service centres	
8	Crime	?	?	?	Uncertain impact	
9	Noise and light impacts	x	x	x	Large development urban greenfield extension	
10	Natural greenspace	?	√	√	Positive impact through increased services in close proximity, leisure and recreation facilities and high quality environment	
11	Renewable Energy	?	?	?	Development will contribute towards climate change however impacts can be offset through low carbon development and delivery of renewable energy solutions	
12	SSSI quality	?	√	√	Policy aims to retain existing features and provide GI network	
13	Development on PDL	x	x	x	Large scale urban greenfield extension	
14	River Quality	√	√	√	Flood management scheme should also address water quality and quantity	
15	Buildings at risk	?	?	?	Depends on design and implementation but policy aims to protect the setting of Stafford Castle and surrounding landscape	
16	Household change	0	0	0	Neutral impact	
17	Attitude to area	0	0	0	Neutral impact	

**Policy: West of Stafford**

18	Compliance with SCI	0	0	0	0	Policy should include local consultation on master plan
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Policy should include local consultation on master plan

Overall the policy aims to deliver a sustainable urban location with social, environmental and economic benefits and links to the town centre. There are negative impacts in terms of soil and light and noise impacts, due to the development of a greenfield site. There are no recommendation changes to this policy.

**Policy: East of Stafford**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Delivery of employment land
2	Employment land	✓	✓	✓	Due to proximity to university policy could be specific about the type of employment land
3	Vacant units	✓	✓	✓	Will add to existing services, residential and employment uses in this area
4	Farm diversification, affordable housing	0	0	0	Neutral impact
5	Developments contrary to EA	✓	✓	✓	Sustainable construction, green infrastructure and flood risk addressed
6	Affordable housing	✓✓	✓✓	✓✓	Policy aims to deliver range of housing tenures and types
7	Public Transport access	✓	✓	✓	Delivery of increased services and facilities
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	x	x	x	Edge of settlement development
10	Natural greenspace	?	✓	✓	Positive impact through increased services in close proximity, leisure and recreation facilities and high quality environment
11	Renewable Energy	?	?	?	Development will contribute towards climate change however impacts can be offset through low carbon development and delivery of renewable energy solutions
12	SSSI quality	?	✓	✓	Policy includes provision of GI and protection of nature sites
13	Development on PDL	x	x	x	Loss of greenfield land
14	River Quality	?	✓	✓	Flood management scheme should also address water quality and quantity
15	Buildings at risk	?	?	?	Policy aims to conserve historic and natural landscape in this highly sensitive area
16	Household change	0	0	0	Neutral impact

## i Appraisal of development strategy and policies

**Policy: East of Stafford**

17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Policy should include local consultation on master plan
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Policy should include local consultation on master plan

Overall the policy aims to deliver a sustainable urban location with social, environmental and economic benefits and links to the town centre. There are negative impacts in terms of soil and light and noise impacts, due to the development of a greenfield site. Overall there are no recommendations to this policy.

**Policy: Stone Town**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive effect through allocating additional employment land, retail space and office space
2	Employment land	✓	✓	✓	Positive effect through allocating additional employment land, and mixed use development
3	Vacant units	0	✓	✓	Right balance of development will improve viability and vitality
4	Farm diversification, affordable housing	✓	✓	✓	Positive effect through Stone serving rural hinterland
5	Developments contrary to EA	x	x	x	Evidence base highlights surface water flooding an issue for Stone
6	Affordable housing	0	0	✓	Positive effect through increase range and type of housing. Policy could be improved to be more specific
7	Public Transport access	0	✓	✓	Policy aims for balance of employment, leisure, housing and retail in Stone
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	?	?	?	Impact of strategic locations to be minimised
10	Natural greenspace	0	✓	✓	Positive effect through meeting sport and recreation deficiencies and GI

**Policy: Stone Town**

11	Renewable Energy	?	?	?	Policy aims to encourage greater use of public transport which will reduce use of car but large greenfield development could contribute towards climate change
12	SSSI quality	x	x	x	Policy does not provide adequate protection for biodiversity or habitats
13	Development on PDL	0	x	x	The policy does not specify if any locations use previously developed land
14	River Quality	x	x	x	Policy does not adequately address water issues raised in evidence base
15	Buildings at risk	?	?	?	Policy only relates to landscape mitigation in terms of strategic sites
16	Household change	?	?	?	The right balance of housing and employment will result in less need to move elsewhere or travel elsewhere for work
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact

This policy addresses many of the key issues for Stone arising from the evidence base, such as different types of open space provision, and housing type. The policy does not address some water issues, in particular that The Wastewater Treatment Works (WwTw) at Pirehill has no hydraulic capacity and will therefore require upgrading to accommodate additional development in Stone. Whilst the policy does refer to the natural environment, this is in relation to tourism and does not specifically refer to habitats or biodiversity. Finally the evidence base shows there is a need for affordable housing which could be specified in the policy. Recommended changes to the policy are underlined below:

**Stone Town**

The Council will seek to enhance the role of Stone as a market town by increasing both its range and quality of services and facilities. This will be achieved through the following actions:

**Policy: Stone Town****Housing**

Continue to meet the housing requirements for Stone Town by:

- Increasing the range and type of housing available including a greater number of semi-detached and terraced properties **and a greater number of affordable housing**;
- Providing a range of development locations for new homes over the Plan period to 2031 including for affordable housing. This will include new housing development at the following Strategic Development Location deferred to later in the Plan period to support the urban regeneration initiatives of the North Staffordshire conurbation:

West of Stone in the longer term beyond 2021

- Sites within the urban area of Stone town will have good accessibility to public transport, services and facilities;
- The Strategic Development Location adjacent to Stone's urban area will minimise the impact on surrounding landscapes, be fully accessible by public transport with facilities to encourage walking and cycling;
- increasing and enhancing the provision of educational, health and community facilities to provide for increased growth including for the elderly population.

**Open Space, Sport & Recreation**

Ensure that there is adequate provision of open space, sport and recreational facilities by addressing the following requirements identified in the local evidence base through the PPG17 Assessment and to serve new development:

- Deficiencies in the quality of allotment provision in the town;
- Deficiency of a floodlit Artificial Turf Pitch (ATP);
- Low play value of a number of play areas, especially in the southern part of Stone;
- Small size of most green spaces, apart from Westbridge Park and Stone Meadows;
- Lack of multi-sport courts except in the north of the town;
- Very limited provision for teenagers.

**Employment**

Create employment growth and promote economic diversification in Stone by:

- Supporting the continued retention and growth of existing public and private sector businesses as well as targeting new businesses through the provision of a range of business premises, support and advice;
- Providing opportunities for new enterprises and businesses by allocating new employment sites with good transport links as well as support and facilities for new start-up businesses. The Strategic Development Location for a new employment site is:

- South of Stone Business Park

## **Policy: Stone Town Stone Town Centre**

Strengthen Stone town centre's role as a Market Town by:

- Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment including provision of mixed use development at Westbridge Park;
- Provide for 1,400 square metres of new convenience (food) retailing and 2,200 square metres of new comparison (non-food) retailing at Stone town centre;
- Increase the levels of office space and commercial premises within Stone town centre;
- Enhancing different uses in the primary shopping area as well as protecting and enhancing its distinctiveness, vitality and viability through a greater diversity of independent retailers;
- Improving and strengthening both the range and diversity of educational, health, cultural and community services and facilities in the town;
- Facilitating improvements to the streetscape and the public realm through the enhancement of public spaces that are locally distinctive and strengthen local identity;
- Ensuring that new development around the railway station is reserved for employment uses.

## **Transport and Access**

Strengthen Stone's role as a key transport hub in Stafford Borough by:

- Improving accessibility to Stone town centre, particularly by public transport, from the surrounding villages through better bus services with increased service levels, frequency and punctuality of services;
- Reducing the levels of traffic congestion on A34 at Walton and the A520 road through the town centre including improvements in traffic management and public transport;
- Extending the existing and creating new cycle and walking paths, as an integral part of new developments;
- Improving access to the rail station and secure appropriate levels of parking for both cars and bicycles;
- Ensuring that new developments with significant transport implications are capable of providing safe and convenient access by foot, cycle, public and private transport addressing the access needs of all, including those with disabilities.

## **Tourism**

Promote Stone as a tourist destination with its unique architectural character and heritage by:

- Conserving and enhancing the character of Stone town centre, its buildings, streets and rich heritage;

i Appraisal of development strategy and policies

<p><b>Policy: Stone Town</b></p> <ul style="list-style-type: none"> <li>Supporting canal based regeneration initiatives in Stone town centre that enhance the context and character of the canal as a focal point and tourist attraction;</li> <li>Increasing tourist opportunities for visitors through additional high quality accommodation, promoting links with the surrounding countryside via the Trent and Mersey canal, the River Trent and by facilitating the development of innovative tourist attractions such as the Stone Food and Drink Festival;</li> <li>Improving access to the surrounding countryside by means other than the private car such as public transport, walking and cycling.</li> </ul> <p><b>Environment</b></p> <p><u>The natural environment in and around Stone will be enhanced through:</u></p> <ul style="list-style-type: none"> <li><u>Provision of new Green Infrastructure (GI) for Stone Town such as the creation of a Stone canal and riverside park as well as local area schemes for improved GI provision and biodiversity assets within and around the Town.</u></li> <li><u>Ensuring that new developments adopt sustainable drainage techniques (SUDS) in order to reduce surface water flooding</u></li> <li><u>Facilitate upgrades to Pirehill wastewater treatment works;</u></li> <li><u>Development is sympathetic to the natural landscape</u></li> </ul>
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Policy: West & South of Stone		Effects over time			Comments
SA Obj	Indicators	Short	medium	long	
1	Employment rate	✓	✓	✓	Positive effect through increased employment development
2	Employment land	✓	✓	✓	Positive effect through increased employment development
3	Vacant units	✓	✓	✓	Viability and vitality improved through balance of housing and employment in same area
4	Farm diversification, affordable housing	✓/?	✓/?	✓/?	The benefits of this policy will be mainly for residents. However increased employment may meet needs of some rural areas



Policy: West & South of Stone					
5	Developments contrary to EA	✓	✓	✓	Policy adequately addresses surface water flooding
6	Affordable housing	✓	✓	✓	Positive effect through requiring 30% affordable housing which will address current need in Stone
7	Public Transport access	✓	✓	✓	Policy aims to improve current and future access to development and services
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	?	?	?	Policy could be strengthened to adequately cover design and impacts of greenfield development
10	Natural greenspace	✓	✓	✓	Positive effect through increased open space and links
11	Renewable Energy	✓	✓	✓	Whilst development will contribute to climate change the policy advocates on site renewable energy and low carbon development
12	SSSI quality	✓	✓	✓	Policy provides adequate consideration for GI, wildlife networks and impacts on local sites
13	Development on PDL	x	x	x	Negative impact through development of greenfield locations
14	River Quality	✓	✓	✓	Policy adequately addresses surface water but could be strengthened to include SUDS
15	Buildings at risk	?	?	?	Policy could be strengthened to specify landscape which has highest historic sensitivity
16	Household change	✓	✓	✓	Meeting housing and employment needs will reduce need to move or travel elsewhere for work
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	Neutral effect
20	Wellbeing	0	0	0	Neutral effect
Overall the policy address issues for the areas west and south of Stone and encourages development that is well integrated into the local area with social, environmental and economic benefits. The policy could be strengthened in terms of advocating sustainable drainage and also referring to the design of strategic development. Recommended wording changes are <b><u>underlined</u></b> below:					

### Policy: West & South of Stone West and South of Stone

Within the area identified West & South of Stone a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of this area must be preceded by, and consistent with, a comprehensive Master Plan including building Design Statements for West & South of Stone which has been agreed by the Council as a Supplementary Planning Document.

Subject to a viability assessment the development must deliver the following key requirements:

- Delivery of up to 500 new homes with 30% being affordable housing in a mix of housing types, tenures, sizes and styles and a greater proportion will be 2 and 3 bedroomed properties;
- Provision to meet the needs of an ageing population through new extra care and specialist housing;
- Integration with the social and physical infrastructure of the existing area (including provision for new facilities at Manor Hill primary school);
- **Development is of a design and layout that reduces impacts on the surrounding area and landscape**
- At least 18 hectares of new employment land south of Stone Business Park with comprehensive links for a range of transport modes to housing development areas;
- The development should maximise on-site renewable or low carbon energy production including associated infrastructure to facilitate site-wide renewable energy solutions;
- Measure to alleviate flooding and surface water management on the site and reduce associated implications for the River Trent valley corridor through necessary works and **Sustainable Drainage Systems (SUDS)**
- Provision of a network of green infrastructure including play areas, green corridors allowing wildlife movement and access to open space together with necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation including Suitable Alternative Natural Greenspace;
- Protect nature conservation interests including the Site of Biological Importance;
- Improvements to transport capacity along the A34 in the vicinity of the Walton roundabout as well as deliver local transport network measures;
- Measures to improve accessibility by non-car transport modes to Stone town centre through walking and cycling connections.

A development tariff approach will be applied to all planning applications within the West & South of Stone's Strategic Development Location. The tariff will contribute towards the strategic infrastructure required to achieve a comprehensive sustainable development. Details of the development tariff will be set out in a future Developer Contributions SPD.

### Policy: Areas outside Stafford & Stone

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	√	√	Positive effect
2	Employment land	√	√	√	Positive effect through employment land allocation

Policy: Areas outside Stafford & Stone					
3	Vacant units	✓	✓	✓	Positive effect through balance of housing and employment
4	Farm diversification, affordable housing	✓	✓	✓	Positive effect through balance of housing and employment to meet rural needs
5	Developments contrary to EA	?	?	?	Policy does not specify exact locations for development
6	Affordable housing	✓	✓	✓	Policy allows for affordable and local needs housing however it is noted that this is within RDB's some of which may not have capacity
7	Public Transport access	0	✓	✓	Policy aims to strengthen community facilities and infrastructure
8	Crime	?	?	?	Uncertain effect
9	Noise and light impacts	0	0	0	Neutral impact. Development to respect character of surrounding area
10	Natural greenspace	✓	✓	✓	Walking and cycling links to be enhanced along with new open space and recreation
11	Renewable Energy	✓	✓	✓	Policy aims to address different transport modes and permit renewable energy schemes
12	SSSI quality	?	✓	✓	Positive effect through biodiversity enhancement zones
13	Development on PDL	?	?	?	Whilst the policy restricts greenfield development it could be stronger to include pdl
14	River Quality	?	?	?	Uncertain effect
15	Buildings at risk	✓	✓	✓	Policy provides adequate protection of local landscapes
16	Household change	✓	✓	✓	Positive effect through balance of housing and employment should reduce need to move or travel to work elsewhere
17	Attitude to area	0	0	0	Neutral effect

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<b>Policy: Areas outside Stafford &amp; Stone</b>			
18	Compliance with SCI	0	Neutral effect
19	Voluntary organisations	0	Neutral effect
20	Wellbeing	0	Neutral effect

This strategic policy aims to protect the countryside, allow appropriate development in particular areas and strike a balance between employment and housing. It is noted that whilst the policy does not specify where some development will take place it allows for monitoring and reviewing the plan. However the year stated is 2021 which may be too late in the plan period. A possible review after 5 years may allow for development in areas where neighbourhood plans have not been developed but where there is a need. This is important as some development will be required to meet the housing and employment needs of the population. Recommended wording changes are **underlined** below:

**Areas Outside Stafford and Stone**

Areas outside of Stafford & Stone will be sustained through the provision of new housing and employment developments at an appropriate scale and type enabling an enhanced role for service centres and meeting the diverse needs of the rural hinterland.

New housing development may take place within existing Residential Development Boundaries in the settlements listed below, including provision for affordable housing. Where there is demonstrated local need rural exception sites outside of existing Residential Development Boundaries will also be encouraged to deliver affordable homes. The Site-specific Allocations and Policy document will consider amendments to the Residential Development Boundaries, other than for Green Belt settlements, to provide for local provision if development is not brought forward by 2021 through Neighbourhood Plans.

The Stafford Borough area will achieve the following:

1. Strengthen and enhance its economic role in achieving sustainable communities by:
  - Improving and strengthening local community facilities by increasing the range and quality of services and facilities available as well as maintaining existing local services;
  - Provision of adequate infrastructure including education, health and community facilities to sustain the local communities alongside new developments;
  - Maintaining and improving employment opportunities by supporting and strengthening the rural economy through the creation of increased tourism facilities and supporting provisions for existing traditional rural industries;
  - Providing for increased employment through the introduction of renewable energy schemes, **low carbon and** low impact hi-technology industries in agricultural buildings, small scale development of local enterprises and farm diversification schemes;
  - Encouraging the use of home working through the development of advanced, high speed broadband networks;
  - Delivering a total of up to 11 hectares of new employment land between the following locations;
    - Raleigh Hall Recognised Industrial Estate
    - Ladfordfields Recognised Industrial Estate
2. Enhancing the high quality natural environment, rural landscapes and distinctive character by:

**Policy: Areas outside Stafford & Stone**

- Supporting increased habitat creation and encouraging the creation of Biodiversity Enhancement Zones;
  - Strictly controlling development in the countryside to protect, conserve and enhance the environment, whilst ensuring that any new development respects the character and sense of place of settlements and rural areas;
  - Improving the quantity and quality of open space, sport and recreation facilities to serve **both** new development **and to meet identified local need**;
  - Supporting works to improve infrastructure**
  - Where appropriate within Residential Development Boundaries support the re-use of vacant buildings and previously development land**
3. Meeting local housing needs, including for an ageing population, by increasing the level and range of affordable housing provision and types across the Stafford Borough area due to the current lack of provision including rural exception sites.
4. Meeting local transportation needs by delivering the Staffordshire County Council's Local Transport Plan through:
- Supporting the rural transport network that improves accessibility and connectivity contributing to sustainable communities and rural hinterlands;
  - Developing walking and cycling networks that conserve and enhance the rural landscape;
  - Supporting the implementation of rural traffic management initiatives, including Quiet Lanes, that protect the local character of the area and reduce traffic impacts.
5. Development in the open countryside to meet a proven need for farming, forestry and other local enterprises that have an essential requirement to be located in such locations or for the provision of essential utility or service infrastructure will be supported. The Council will consider removing the restricted occupancy clause on a dwelling where it can be robustly demonstrated; by openly marketing the dwelling to the surrounding area at a price that reflects the limitation of the occupancy condition imposed or that dwelling has been made available to one or more local Registered Social Landlords (RSL) on terms which would allow it to be occupied as an affordable dwelling and that this option has been rejected.

**Policy: New development in the countryside**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive effect through permitting employment & agricultural uses
2	Employment land	✓	✓	✓	Positive effect through permitting agricultural and employment uses
3	Vacant units	✓	✓	✓	Positive effect through permitting agricultural and employment uses
4	Farm diversification, affordable housing	✓	✓	✓	Positive effect through allowing development which meets local needs
5	Developments contrary to EA	?	?	?	Uncertain effect

## i Appraisal of development strategy and policies

<b>Policy: New development in the countryside</b>						
6	Affordable housing	0	?/√	?/√	?/√	Policy more restrictive in terms of housing
7	Public Transport access	?	?	?	?	Uncertain effect
8	Crime	√	√	√	√	Positive effect through careful design
9	Noise and light impacts	√	√	√	√	Policy adequately addresses impact of development
10	Natural greenspace	?	?	?	?	Uncertain effect
11	Renewable Energy	?	?	?	?	Uncertain effect
12	SSSI quality	√	√	√	√	Biodiversity not covered under reuse of buildings
13	Development on PDL	0	√	√	√	Policy allows for reuse
14	River Quality	?	?	?	?	Uncertain effect
15	Buildings at risk	√	√	√	√	Policy provides adequate protection of the countryside
16	Household change	√	√	√	√	Policy aims to allow development that meets local need which will reduce need for people to move elsewhere
17	Attitude to area	0	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect
This detailed policy sets the circumstances in which new development in the countryside would be permitted. It is considered through the appraisal process that the policy is balanced to allow for growth which meets local need whilst also offering suitable protection for the character of local rural areas and the countryside. The policy could be strengthened by including specific reference to biodiversity in relation to conversion or reuse of buildings. Recommended changes are <u>underlined</u> below:						
<b>New Development in the Countryside</b>						
Within the countryside outside of Green Belt areas, development will be permitted where it requires a countryside location and:						
a. Supports the essential needs of agriculture or forestry interests; or						
b. Meets the essential, small scale, and exceptional local development needs of a community which cannot be met within residential development boundaries.						
All development in the countryside outside of Green Belt areas should:						
a. Make use of suitable existing buildings or previously developed land before proposing new buildings or development of Greenfield land;						

**Policy: New development in the countryside**

- b. Be well related to an existing farmstead or group of buildings, or be located close to an established settlement;
- c. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses;
- d. Be sympathetic to the local character of the area and ensures that the impact of the development is reduced to a minimum on its surroundings, including for people living nearby and protects biodiversity through the scale, siting, design, materials, colour, landscape treatment and visual impact;
- e. Be appropriately designed for its purposes;
- f. Not be significantly detrimental to the amenity of the area;
- g. Provide appropriate crime prevention measures including for safety and security; and
- h. Contribute to the vibrancy of the rural area.

In the countryside outside of Green Belt areas, agricultural, forestry and other occupational dwellings will be permitted where there is a proven essential operational need.

Proposals for the conversion or reuse of a building in the countryside will be permitted where:

- a. It give priority to economic uses before residential uses and demonstrated that every attempt has been made to secure a suitable commercial re-use;
- b. It is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;
- c. The building is structurally sound and is capable of conversion without the need for significant extension, alteration or rebuilding;
- d. The form, bulk and general design of the building is in keeping with its surroundings and the proposal and any associated development will not harm the character of the countryside and the landscape setting;
- e. The building is well related to an existing settlement and has access to local services and / or is close to a regular public transport service to a town or larger village;
- f. It will not damage the fabric or character of any traditional building and, in the case of a Listed Building, the proposal will not damage the architectural or historic merit of the building or its setting;
- g. The building is large enough to be converted without the need for additional buildings, substantial new extensions or significant alteration;

**H. They do not harm any protected species on site and provide habitat mitigation and enhancement**

Permitted development rights may be removed from dwellings.

## i Appraisal of development strategy and policies

SA Obj		Indicators	Effects over time			Comments
			Short	medium	long	
1		Employment rate	0	0	0	Neutral effect
2		Employment land	0	0	0	Neutral effect
3		Vacant units	✓	✓	✓	Positive effect through providing and improving infrastructure and local facilities and services
4		Farm diversification, affordable housing	✓	✓/?	✓/?	Positive effect as the policy is not limited to urban areas however it considered that the threshold of 15 dwellings is too high for some rural areas
5		Developments contrary to EA	✓	✓	✓	Positive effect through planning obligations being used to improve existing deficiencies which could include flood problems in certain locations
6		Affordable housing	✓	✓	✓	Positive effect through securing affordable housing through planning obligations
7		Public Transport access	✓	✓	✓	Positive effect through providing and improving infrastructure and local facilities and services
8		Crime	?	?	?	Uncertain effect
9		Noise and light impacts	?	?	?	Uncertain effect
10		Natural greenspace	✓	✓	✓	Positive effect through providing and improving open space and recreation infrastructure
11		Renewable Energy	✓	✓	✓	Positive effect - assumes that climate change mitigation and low carbon design can be part of obligation
12		SSSI quality	✓	✓	✓	Positive effect - assumes that biodiversity protection and mitigation can be part of a planning obligation
13		Development on PDL	0	0	0	Neutral effect
14		River Quality	✓	✓	✓	Positive effect through planning obligations being used to improve any known existing water quantity and quality issues
15		Buildings at risk	0	0	0	Neutral effect
16		Household change	0	0	0	Neutral effect
17		Attitude to area	0	0	0	Neutral effect
18		Compliance with SCI	0	0	0	Neutral effect
19		Voluntary organisations	0	0	0	Neutral effect
20		Wellbeing	0	0	0	Neutral effect



**Policy: Planning Obligations**

This policy addresses elements related to a planning permission that wouldn't be included in a Community Infrastructure Levy (CIL). The sustainability appraisal process has taken on board national policy and guidance in relation to planning obligations and assumed that low carbon, renewable energy and biodiversity enhancements can be sought as part of a planning obligations. There are many positive effects when assessed against the sustainability objectives. It is noted that the policy sets a threshold of 15 dwellings however it may be appropriate to amend this for other areas across the Borough and so a rural/urban split may be more appropriate. Recommended wording changes are **underlined** below:

**Planning Obligations**

On schemes of 15 or more dwellings **in urban areas and 6 in rural areas**, commercial development or where development creates a need for additional improved infrastructure, services, community or open space facilities, or exacerbates an existing deficiency, planning permission will not be granted unless appropriate arrangements for improvement or provision required for the development are agreed and completed prior to the overall completion of the scheme; taking account of the cumulative impact of schemes where relevant.

Arrangements for provision and improvement to the required standard will be secured through planning obligations if appropriate. A supplementary planning document (SPD) will provide further detailed guidance on the implementation and the nature of planning obligations.

**Policy: Community Infrastructure Levy (CIL)**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral effect
2	Employment land	0	0	0	Neutral effect
3	Vacant units	0	0	0	Neutral effect
4	Farm diversification, affordable housing	0	0	0	Neutral effect
5	Developments contrary to EA	0	0	0	Neutral effect
6	Affordable housing	0	0	0	Neutral effect
7	Public Transport access	0	0	0	Neutral effect
8	Crime	0	0	0	Neutral effect
9	Noise and light impacts	0	0	0	Neutral effect
10	Natural greenspace	0	0	0	Neutral effect
11	Renewable Energy	0	0	0	Neutral effect
12	SSSI quality	0	0	0	Neutral effect
13	Development on PDL	0	0	0	Neutral effect
14	River Quality	0	0	0	Neutral effect
15	Buildings at risk	0	0	0	Neutral effect
16	Household change	0	0	0	Neutral effect
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect

## i Appraisal of development strategy and policies

**Policy: Community Infrastructure Levy (CIL)**

19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect

Whilst there will be many benefits from the Community Infrastructure Levy, the policy in the draft publication does not set out the details and so it is difficult to appraise against sustainability objectives. The final CIL Policy and associated charging schedule will be subject to sustainability appraisal, taking into account evidence base of known infrastructure issues and future opportunities. There are no recommended changes to the policy at this stage.

**Policy: Social Infrastructure**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Minimal increase overall
2	Employment land	0	0	0	Minimal increase overall
3	Vacant units	✓	✓	✓	Positive impact on vitality and viability
4	Farm diversification, affordable housing	✓	✓	✓	Positive impact on vitality and viability. Assumed existing centres include ones in rural areas
5	Developments contrary to EA	✓	✓	✓	Positive. Aims to develop in or on edge of existing centres
6	Affordable housing	0	0	0	Neutral impact. Does not relate to housing
7	Public Transport access	✓✓	✓✓	✓✓	Increased access to services
8	Crime	✓✓	✓✓	✓✓	Aims to create safer neighbourhoods
9	Noise and light impacts	0	0	0	Neutral impact
10	Natural greenspace	✓✓	✓✓	✓✓	Aims to address health inequalities
11	Renewable Energy	✓	✓	✓	Aims to maximise existing uses rather than new development
12	SSSI quality	0	0	0	Neutral impact
13	Development on PDL	✓	✓	✓	Aims to maximise existing uses rather than new development
14	River Quality	0	0	0	Neutral impact
15	Buildings at risk	0	0	0	Neutral impact
16	Household change	✓	✓	✓	Positive impact through increased community facilities
17	Attitude to area	✓	✓	✓	Positive impact through increased community facilities
18	Compliance with SCI	✓	✓	✓	Positive impact through increased community facilities
19	Voluntary organisations	?	?	?	Depends on implementation
20	Wellbeing	✓	✓	✓	Positive impact through increased community facilities

This policy has many significant positive effect, particularly when appraised against social sustainability objectives. There are no recommended changes to this policy.

<b>Policy: Climate Change</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	?	?	?	Depends on implementation	
2	Employment land	?	?	?	Depends on implementation	
3	Vacant units	?	?	✓	Will have positive impact on long term	
4	Farm diversification, affordable housing	0	0	✓	Will reduce bills and increase energy efficiency in longer term	
5	Developments contrary to EA	✓✓	✓✓	✓✓	Positive impact through aiming to reduce flood risk and run-off	
6	Affordable housing	0	0	0	Neutral impact on delivery although will result in more efficient dwellings which will be cheaper to run	
7	Public Transport access	0	0	0	Minimal impact on access	
8	Crime	0	0	0	Neutral impact	
9	Noise and light impacts	0	0	0	Policy will not lead to increased noise and light impacts	
10	Natural greenspace	✓	✓	✓	Positive impact due to enhanced open space and green links as part of SUDS	
11	Renewable Energy	✓✓	✓✓	✓✓	Positive impact as policy will reduce contributions to climate change and reduce resource use	
12	SSSI quality	✓	✓	✓	Positive impact due to enhanced green links as part of SUDS	
13	Development on PDL	0	0	0	Policy will not alone lead to impact on soil quality and quantity	
14	River Quality	✓✓	✓✓	✓✓	Positive impact through SUDS	
15	Buildings at risk	?	?	?	Depends on implementation	
16	Household change	0	0	0	Neutral impact	
17	Attitude to area	0	0	0	Neutral impact	
18	Compliance with SCI	0	0	0	Neutral impact	
19	Voluntary organisations	0	0	0	Neutral impact	
20	Wellbeing	0	0	0	Neutral impact	
Overall this policy aims to reduce the impact of new development through improving energy efficiency, reducing reliance on natural resources and encouraging sustainable drainage and recycling. There are no recommended changes to this policy.						
<b>Policy: Low Carbon Sources &amp; Renewable Energy</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	?	?	?	Uncertain impact	

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<b>Policy: Low Carbon Sources &amp; Renewable Energy</b>						
2	Employment land	?/√	?/√	?/√	?/√	Policy may encourage growth in green technology and green jobs
3	Vacant units	?/√	?/√	?/√	?/√	Development can support facilities, attract investors but could lead to impacts on landscape
4	Farm diversification, affordable housing	?	?	?	?	Depends on location of development
5	Developments contrary to EA	?	?	?	?	Uncertain impact
6	Affordable housing	0	0	0	0	Neutral impact
7	Public Transport access	0	0	0	0	Neutral impact
8	Crime	0	0	0	0	Neutral impact
9	Noise and light impacts	?	?	?	?	The policy includes noise and light impacts but these are still uncertain at this stage
10	Natural greenspace	0	0	0	0	Neutral impact
11	Renewable Energy	√	√	√	√	Major positive through reducing demand and use of energy from non renewable sources
12	SSSI quality	?	?	?	?	Uncertain impact
13	Development on PDL	?	?	?	?	Depending on type of energy there may be large land take
14	River Quality	?	?	?	?	Uncertain impact
15	Buildings at risk	?	?	?	√	Uncertain impact
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

The Staffordshire Renewable energy and low carbon evidence base states that there is opportunity within the Borough for renewable energy development which can contribute towards national renewable energy targets. The policy adequately includes impacts from all types of renewable energy development, however many of the impacts cannot be determined until a detailed planning application or strategic landscape impact assessment is produced. There are no recommended changes to this policy.

<b>Policy: The Natural Environment &amp; Green Infrastructure</b>					
SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	√	√	√	GI can enhance towns and villages

**Policy: The Natural Environment & Green Infrastructure**

4	Farm diversification, affordable housing	√	√	√	√	GI can enhance towns and villages
5	Developments contrary to EA	√	√	√	√	GI can reduce impact of climate change through reduced flood risk/urban cooling
6	Affordable housing	0	0	0	0	Neutral impact
7	Public Transport access	√	√	√	√	May improve physical access to services
8	Crime	?	?	?	?	Uncertain impact
9	Noise and light impacts	√	√	√	√	GI can help reduce noise and light impacts
10	Natural greenspace	√	√	√	√	GI can help improve health and well-being
11	Renewable Energy	√√	√√	√√	√√	GI can reduce the impacts of climate change
12	SSSI quality	√√	√√	√√	√√	Positive impact through enhanced opportunities for habitats
13	Development on PDL	√	√	√	√	Improved soil quality through the management of land
14	River Quality	√√	√√	√√	√√	Positive impact through enhanced green and blue networks
15	Buildings at risk	√√	√√	√√	√√	Positive impact through contributions to landscape quality
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact
This policy aims to create new and enhance the existing green infrastructure network, which will have many social and environmental benefits. Overall there are no recommended changes to this policy.						

**Policy: Sites of National & Local Nature Conservation Importance**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	?	?	?	Uncertain impact
4	Farm diversification, affordable housing	?	?	?	Uncertain impact
5	Developments contrary to EA	√	√	√	Protecting network of sites should help reduce impact of climate change
6	Affordable housing	0	0	0	Neutral impact

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**Policy: Sites of National & Local Nature Conservation Importance**

		✓/?	✓/?	✓/?	✓/?	
7	Public Transport access	✓/?	✓/?	✓/?	✓/?	Depends on implementation but enhancement could lead to increased access to nature sites
8	Crime	?	?	?	?	Uncertain
9	Noise and light impacts	?	?	?	?	Uncertain
10	Natural greenspace	✓	✓	✓	✓	Could lead to increased health benefits and greater well being
11	Renewable Energy	✓	✓	✓	✓	Positive impact
12	SSSI quality	✓✓	✓✓	✓✓	✓✓	Positive impact
13	Development on PDL	✓	✓	✓	✓	Includes geological sites
14	River Quality	✓✓	✓✓	✓✓	✓✓	Includes natural watercourses
15	Buildings at risk	✓✓	✓✓	✓✓	✓✓	Offers protection to a range of designated sites
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

Overall this policy will protect sites with nature importance. Where damage is unavoidable the policy requires measures to replace the habitats. There are no proposed changes to this policy.

**Policy: Cannock Chase AONB**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive impact through new development
2	Employment land	✓	✓	✓	Positive impact through small new developments
3	Vacant units	✓	✓	✓	Positive impact. Policy ensures suitable development
4	Farm diversification, affordable housing	✓	✓	✓	AONB close to many rural settlements
5	Developments contrary to EA	0	0	0	Neutral impact
6	Affordable housing	?	?	?	Policy aims to allow sustainable development that meets local needs
7	Public Transport access	✓	✓	✓	Positive impact through promoting sustainable access
8	Crime	?	?	?	Uncertain impact.
9	Noise and light impacts	✓	✓	✓	Aims to support management plan principles which includes tranquillity principles
10	Natural greenspace	✓	✓	✓	AONB is important to local communities through regular use and associated health benefits

**Policy: Cannock Chase AONB**

11	Renewable Energy	✓	✓	✓	✓	Positive impact through encouraging other modes of transport
12	SSSI quality	✓	✓	✓	✓	Positive impact through protecting landscape features which support biodiversity
13	Development on PDL	✓	✓	✓	✓	Positive impact through protecting landscape features
14	River Quality	✓	✓	✓	✓	Positive impact through protecting landscape features
15	Buildings at risk	✓✓	✓✓	✓✓	✓✓	Positive impact through protecting landscape features of the AONB which is also a Country Park
16	Household change	✓	✓	✓	✓	Supports AONB Management Plan which includes local community activities
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	✓	✓	✓	✓	Supports AONB Management Plan which includes local community and volunteer activities
20	Wellbeing	0	0	0	0	Neutral impact

This policy will allow for appropriate development in and around the AONB which will support the local community and economy and support the AONB Management Plan. There are no recommendation changes to this policy

**Policy: Landscape Character**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	0	✓	✓	Positive impact. Considered that high quality development will improve viability & vitality
4	Farm diversification, affordable housing	0	0	0	Neutral impact
5	Developments contrary to EA	0	✓	✓	Development which respects the landscape should reduce the impact of climate change
6	Affordable housing	0	0	0	Neutral impact
7	Public Transport access	0	0	0	Neutral impact
8	Crime	?	?	?	Depends on implementation
9	Noise and light impacts	0	✓	✓	Positive impact. Policy to reduce noise and light impacts through sympathetic design
10	Natural greenspace	0	✓	✓	Positive impact. Well being maintained through sympathetic development
11	Renewable Energy	0	0	0	Neutral impact

## i Appraisal of development strategy and policies

<b>Policy: Landscape Character</b>				
12	SSSI quality	✓	✓	Protecting woodland, streams, hedgerows, trees and boundaries will help protect biodiversity
13	Development on PDL	✓	✓	Positive impact through protecting landscape pattern
14	River Quality	✓	✓	Positive impact through protecting landscape pattern and streams
15	Buildings at risk	✓	✓	Policy aims to protect landscape character and quality.
16	Household change	0	0	Neutral impact
17	Attitude to area	0	0	Neutral impact
18	Compliance with SCI	0	0	Neutral impact
19	Voluntary organisations	0	0	Neutral impact
20	Wellbeing	0	0	Neutral impact

This policy aims to protect and enhance existing landscape character. A number of positive effects have been recognised with no negative effects being identified. There are no recommended changes to this policy.

<b>Policy: Safeguarding the Integrity of European Sites</b>					
SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	0	0	0	Neutral impact
4	Farm diversification, affordable housing	0	0	0	Neutral impact
5	Developments contrary to EA	✓	✓	✓	Positive impact through multiple benefits of policy including air quality and water management
6	Affordable housing	0	0	0	Neutral impact
7	Public Transport access	?	?	?	Uncertain, depends on implementation
8	Crime	0	0	0	Neutral impact
9	Noise and light impacts	0	0	0	Neutral impact
10	Natural greenspace	?	?	?	Uncertain, depends on implementation
11	Renewable Energy	✓	✓	✓	Positive impact through multiple benefits of policy including air quality and water management
12	SSSI quality	✓	✓	✓	Policy offers highest protection to European designated habitats and the key criteria that supports those designations
13	Development on PDL	?	?	?	Uncertain, depends on implementation



**Policy: Safeguarding the Integrity of European Sites**

14	River Quality	✓	✓	✓	✓	Positive impact through protection of European sites and associated water quality and quantity required to support those designations
15	Buildings at risk	✓	✓	✓	✓	Positive impact through protection of European sites and the multiple benefits this may produce
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

Whilst the requirement to meet the habitat regulations would exist without this policy it is valuable as part of the LDF in that it focuses on different types of possible effects. Addressing these locally distinct effects will have many multiple environmental benefits and having it in a policy will allow for applications to be addressed from the outset. There are no recommended changes to this policy.

**Policy: Cannock Chase Special Area of Conservation**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	?/✓	?/✓	?/✓	If mitigation measures are required these could contribute towards a quality environment
4	Farm diversification, affordable housing	0	0	0	Neutral impact
5	Developments contrary to EA	?	?	?	Neutral impact
6	Affordable housing	0	0	0	Neutral impact
7	Public Transport access	?	?	?	Depends on mitigation measures required such as provision of alternative sites for recreation and linkages between them
8	Crime	0	0	0	Neutral impact
9	Noise and light impacts	?/✓	?/✓	?/✓	The policy will not lead to an increase in noise and light impacts within 400 metres of Cannock Chase SAC
10	Natural greenspace	?/✓	?/✓	?/✓	Depends on mitigation measures required such as provision of alternative sites for recreation and linkages between them

## i Appraisal of development strategy and policies

<b>Policy: Cannock Chase Special Area of Conservation</b>						
		?/√	?/√	?/√	?/√	Depends on mitigation measures required such as provision of alternative sites for recreation and linkages between them
11	Renewable Energy	?/√			?/√	
12	SSSI quality	√	√	√	√	Purpose of the policy is to protect Cannock Chase SAC and the habitats that support its European designation.
13	Development on PDL	0	0	0	0	Policy alone will not result in greenfield land being used for development but management of sites could improve soil quality
14	River Quality	0	0	0	0	Neutral impact
15	Buildings at risk	√√	√√	√√	√√	Positive impact through protecting Cannock Chase SAC and opportunity to mitigate through management and provision of alternative sites which benefit landscape
16	Household change	?	?	?	?	Education & awareness raising may encourage community activities
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	?	?	?	?	Education & awareness raising may encourage community & voluntary activities
20	Wellbeing	0	0	0	0	Neutral impact

Whilst the requirement to meet the habitat regulations would exist without this policy it is valuable as part of the LDF in that it focuses on different types of possible effects in relation to Cannock Chase SAC and should assist with the decision making process. Addressing these locally distinct effects will have many multiple social and environmental benefits. It is noted that the work is still ongoing in relation to the Cannock Chase SAC in terms of the Habitat Regulations Assessment for the Stafford Borough LDF and it is recommended that should this present a different outcome in terms of the distances highlighted in the wording that the policy is amended accordingly.

<b>Policy: Green Belt</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	√	√	√	Positive effect through supporting rural economy	
2	Employment land	√	√	√	Positive effect through supporting rural economy	
3	Vacant units	√	√	√	Positive effect through supporting rural economy, commercial and recreation uses	
4	Farm diversification, affordable housing	√	√	√	Positive effect through supporting rural economy, commercial and recreation uses	
5	Developments contrary to EA	?	?	?	Meaford lies adjacent to the flood zone.	
6	Affordable housing	√	√	√	Policy does not discount housing development	

<b>Policy: Green Belt</b>					
7	Public Transport access	?	?	?	Whilst all the Major Developed Sites have bus access this is very variable -  Creda - 7 buses a day to Longdon, Yarnfield - 5 buses a day to Stone/Stafford, 1 bus to Woodseaves/Newport 2 buses Eccleshall  Moorfields - 1 bus to Hanley and 5 buses to Stone/Stafford, Meaford - regular buses to Stone/Hanley Overall - uncertain effect
8	Crime	?	?	?	Uncertain effect
9	Noise and light impacts	√	√	√	Positive impact through protecting against inappropriate development
10	Natural greenspace	?	?	?	Uncertain effect
11	Renewable Energy	x	x	x	The policy may encourage greater travel
12	SSSI quality	0	0	0	Neutral impact
13	Development on PDL	√	√	√	Aims to protect openness of the green belt
14	River Quality	0	0	0	Neutral impact
15	Buildings at risk	√	√	√	Aims to protect openness of the green belt of which there are two areas within the Borough
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact
Overall this policy aims to retain the openness of the Green Belt whilst also allowing suitable development and continuing to support development at the Major Developed Sites. Due to the location of the green belt further development could lead to an increase in travel. This could be overcome through appropriate wording in the more detailed development management policy, as appraised below.					

<b>Policy: Re-use of buildings in the Green Belt</b>					
SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	√	√	√	Positive impact through re-use
4	Farm diversification, affordable housing	√	√	√	Positive impact through re-use

## i Appraisal of development strategy and policies

<b>Policy: Re-use of buildings in the Green Belt</b>				
5	Developments contrary to EA	✓	✓	Positive impact through consideration of environmental problems
6	Affordable housing	✓	✓	Policy allows for local need housing
7	Public Transport access	?	?	Depends on implementation/location/use
8	Crime	✓	✓	Vacant buildings may attract crime and anti social behaviour
9	Noise and light impacts	✓	✓	Policy includes noise and light impacts
10	Natural greenspace	✓	✓	Positive effect due to greater use of vacant buildings
11	Renewable Energy	?	?	Uncertain effect
12	SSSI quality	✓	✓	Biodiversity a consideration in making decisions
13	Development on PDL	✓	✓	Allowing reuse of buildings results in less land being development elsewhere
14	River Quality	✓	✓	Water quality considered in policy
15	Buildings at risk	✓	✓	Openness of green belt protected
16	Household change	0	0	Neutral impact
17	Attitude to area	0	0	Neutral impact
18	Compliance with SCI	0	0	Neutral impact
19	Voluntary organisations	0	0	Neutral impact
20	Wellbeing	0	0	Neutral impact

Overall there are many positive effects in relation to reusing existing buildings. The policy also refers to a choice of different types of transport which will address an issue raised in the appraisal of the Core Policy for the Green Belt. There are no recommended changes to make to this policy.

<b>Policy: Dwelling Types and Sizes</b>					
SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive effect through construction industry creating jobs. Dependent on development sector
2	Employment land	0	0	0	Policy alone will not create range of employment types
3	Vacant units	✓	✓	✓	Housing which matches local demand/need will increase viability and vitality of areas
4	Farm diversification, affordable housing	✓	✓	✓	Housing which matches local demand and need will increase viability and vitality of areas
5	Developments contrary to EA	0	0	0	Neutral effect
6	Affordable housing	✓✓	✓✓	✓✓	Positive effect through an increased range of housing across the Borough
7	Public Transport access	0	0	0	Neutral effect

**Policy: Dwelling Types and Sizes**

8	Crime	?	?	?	?	Uncertain effect
9	Noise and light impacts	✓	✓	✓	✓	Positive effect through compatible development
10	Natural greenspace	✓	✓	✓	✓	Well being improved through appropriate housing for local communities over short to long term
11	Renewable Energy	?	?	?	?	Policy alone will not reduce contributions to climate change
12	SSSI quality	0	0	0	0	Neutral effect
13	Development on PDL	?	?	?	?	Depends on location of housing
14	River Quality	?	?	?	?	Uncertain effect
15	Buildings at risk	✓	✓	✓	✓	Positive effect through compatible development
16	Household change	0	✓	✓	✓	Will allow people to stay in homes through lifetime homes standards
17	Attitude to area	0	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect

This policy aims to address current shortages in certain types of dwellings. There are many positive effects when appraised against sustainability objectives and no negative effects. There are no recommended changes to this policy.

**Policy: Replacement Dwellings**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	✓	✓	✓	Positive effect through allowing people to stay in area and housing to meet local needs
4	Farm diversification, affordable housing	✓	✓	✓	Positive effect through allowing people to stay in area and housing to meet local needs
5	Developments contrary to EA	?	?	?	Depends on location
6	Affordable housing	✓	✓	✓	Allows for appropriate replacement of dwellings to meet local needs
7	Public Transport access	0	0	0	Neutral impact
8	Crime	?	?	?	Uncertain
9	Noise and light impacts	0	0	0	No increase in noise and light impacts

## i Appraisal of development strategy and policies

<b>Policy: Replacement Dwellings</b>				
10	Natural greenspace	✓	✓	Increase in well being through allowing people to stay in location
11	Renewable Energy	x/?	x/?	Replacement would still class as new development with contributions to climate change
12	SSSI quality	0	0	If dwelling were abandoned there may be biodiversity value but this policy would no apply
13	Development on PDL	✓	✓	Reduces need to develop on greenfield land
14	River Quality	0	0	Neutral impact
15	Buildings at risk	✓	✓	Dwellings already in developed/built up areas
16	Household change	✓	✓	Will allow people to stay in same location
17	Attitude to area	0	0	Neutral impact
18	Compliance with SCI	0	0	Neutral impact
19	Voluntary organisations	0	0	Neutral impact
20	Wellbeing	0	0	Neutral impact
This policy has many positive effects, mainly through allowing people to meet their housing needs on site, without the need to move elsewhere. Replacement still classes as development and could lead to contributions to climate change. Recommendations to overcome this area underlined below:				
Outside of Residential Development Boundaries planning permission will be granted for a replacement dwelling if all of the following criteria are met:				
a. The present dwelling has a lawful residential use and is not in a state of abandonment, partial or complete demolition or collapse;				
b. The present dwelling is not the result of a temporary planning permission, a temporary form of construction or a caravan / mobile home;				
c. the building is not worthy and capable of retention through renovation;				
<b><u>d. appropriate measures have been taken to reuse or recycle materials from the original dwelling;</u></b>				
<b><u>e. the replacement building will be more energy efficient than that of the original dwelling;</u></b>				
f. the replacement building is of a similar floor area, volume and massing as the original whilst respecting the character of the existing site and its surroundings;				
g. the number of new dwellings is no more than the number of dwellings to be demolished and replaced; and				
h. any new replacement dwellings should be positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed.				

**Policy: Replacement Dwellings**

Permitted development rights may be removed from replacement dwellings. Where the proposal relates to the replacement of a dwelling of traditional style and construction, replacement will only be acceptable where the application is accompanied by a structural survey that demonstrates that the demolition of the existing dwelling is necessary, as it cannot be viably altered or renovated to provide an acceptable standard of accommodation.

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	√	√	√	Positive effect through allowing people to stay in area and housing to meet local needs
4	Farm diversification, affordable housing	√	√	√	Positive effect through allowing people to meet housing needs in rural areas
5	Developments contrary to EA	?	?	?	Depends on location
6	Affordable housing	√	√	√	Aims to meet local housing need through permitting extensions
7	Public Transport access	0	0	0	Neutral impact
8	Crime	?	?	?	Uncertain
9	Noise and light impacts	√	√	√	Should not increase noise and light impacts
10	Natural greenspace	√	√	√	Increased well being through
11	Renewable Energy	?	?	?	Uncertain
12	SSSI quality	?	?	?	Uncertain
13	Development on PDL	√	√	√	Reduces need to develop on greenfield land elsewhere
14	River Quality	0	0	0	Uncertain
15	Buildings at risk	√	√	√	Positive impact through development occurring in already developed areas
16	Household change	√	√	√	Will allow people to stay in same location
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact

This policy has many positive effects, mainly through allowing people to meet their housing needs on site, without the need to move elsewhere and maintaining the character of the local area. There are no recommended changes to this policy.

**Policy: Extensions to the Curtilage of Dwellings**

SA Obj	Indicators	Effects over time	Comments

## i Appraisal of development strategy and policies

**Policy: Extensions to the Curtilage of Dwellings**

	Short	medium	long	
1	0	0	0	Neutral impact
2	0	0	0	Neutral impact
3	✓	✓	✓	Positive effect through allowing people to stay in area by meeting housing needs
4	✓	✓	✓	Positive effect through allowing people to stay in area and housing to meet local needs
5	?	?	?	Dependant on size and location of application
6	✓	✓	✓	Positive effect through allowing people to stay in area and housing to meet local needs
7	0	0	0	Will not increase access to services or facilities
8	?	?	?	Uncertain effect
9	✓	✓	✓	Policy provides adequate protection for appearance, character and amenity
10	0	0	0	Neutral impact
11	0	0	0	Neutral impact
12	x	x	x	Depending on location extending a curtilage into the open countryside could have an impact on some species
13	✓	✓	✓	Policy gives adequate protection to address possible over development of curtilages
14	0	0	0	Neutral impact
15	✓	✓	✓	Policy provides adequate protection for landscape
16	✓	✓	✓	Will allow people to stay in same location
17	0	0	0	Neutral impact
18	0	0	0	Neutral impact
19	0	0	0	Neutral impact
20	0	0	0	Neutral impact

This policy will apply to dwellings adjacent to open countryside. Extending the curtilage of dwellings in some instances could lead to a loss of character in that rural areas could become more urban in character. However it is considered that the policy aims to address this. In some locations in the countryside extending the curtilage into open countryside may impact on habitats. Recommendation changes to this policy are underlined:

**Extensions to the Curtilage of Dwellings**



**Policy: Extensions to the Curtilage of Dwellings**

The extension of residential or other curtilages beyond and outside Residential Development Boundaries will only be permitted where there would be no harm to the character, habitat, appearance and landscape quality of the area such as the new curtilage extension brings it into line with the existing adjacent properties.

Permitted development rights, including those for the erection of curtilage structures and means of enclosure, will normally be withdrawn. Special regard will also be had to landscaping and boundary treatment.

**Policy: Housing Conversions and Subdivisions**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral impact
2	Employment land	0	0	0	Neutral impact
3	Vacant units	✓	✓	✓	Positive impact through efficient use of land
4	Farm diversification, affordable housing	✓	✓	✓	Policy applies in both urban and rural areas
5	Developments contrary to EA	✓	✓	✓	Positive impact assuming existing areas do not flood
6	Affordable housing	✓	✓	✓	Positive impact through housing development
7	Public Transport access	✓	✓	✓	Positive impact through development in existing built area
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	✓	✓	✓	Policy adequately addresses noise and light impacts
10	Natural greenspace	0	0	0	Neutral impact
11	Renewable Energy	✓	✓	✓	Reduces need for new development elsewhere
12	SSSI quality	?	?	?	Uncertain impact
13	Development on PDL	✓✓	✓✓	✓✓	Major positive effect through efficient use of land
14	River Quality	?	?	?	Uncertain impact
15	Buildings at risk	✓	✓	✓	Positive impact through efficient use of land and reduces need to build elsewhere
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact

This policy will result in the efficient use of land. Conversions and subdivision can lead to many issues of loss of amenity however it is considered the policy is adequately worded to address this. There are no recommended changes to this policy.

## i Appraisal of development strategy and policies

<b>Policy: Non Residential Uses in Primarily Residential Areas</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	?	?	?	Uncertain impact	
2	Employment land	?	?	?	Uncertain impact	
3	Vacant units	✓	✓	✓	Positive impact through balance between residential and other uses	
4	Farm diversification, affordable housing	✓	✓	✓	Positive impact through balance of residential and other uses in rural areas	
5	Developments contrary to EA	✓	✓	✓	Positive impact assuming such areas not liable to flooding	
6	Affordable housing	0	0	0	Neutral impact	
7	Public Transport access	✓	✓	✓	Positive impact through access to other uses nearby	
8	Crime	✓	✓	✓	Positive impact through different uses near each other - natural surveillance	
9	Noise and light impacts	✓	✓	✓	Policy adequately addresses noise and light issues	
10	Natural greenspace	0	0	0	Neutral impact	
11	Renewable Energy	?	?	?	Uncertain impact	
12	SSSI quality	?	?	?	Uncertain impact	
13	Development on PDL	?	?	?	Depends on level of change of use	
14	River Quality	?	?	?	Uncertain impact	
15	Buildings at risk	✓	✓	✓	Policy offers adequate protection for the character of locality	
16	Household change	0	0	0	Neutral impact	
17	Attitude to area	0	0	0	Neutral impact	
18	Compliance with SCI	0	0	0	Neutral impact	
19	Voluntary organisations	0	0	0	Neutral impact	
20	Wellbeing	0	0	0	Neutral impact	
In some circumstances non residential uses are suitable in residential areas. This policy positively allows for this whilst offering suitable protection for residential amenity and the character of the area. There are no recommended changes to make to this policy.						
<b>Policy: Affordable Housing</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	0	0	0	Neutral effect	
2	Employment land	0	0	0	Neutral effect	

Policy: Affordable Housing				
3	Vacant units	✓	✓	Will allow more people to stay in Borough
4	Farm diversification, affordable housing	✓	✓	Will allow more people to remain in rural areas
5	Developments contrary to EA	?	?	Uncertain effect
6	Affordable housing	✓✓	✓✓	Major positive through aim to deliver affordable housing.
7	Public Transport access	?	?	Uncertain effect
8	Crime	?	?	Uncertain effect
9	Noise and light impacts	?	?	Uncertain effect
10	Natural greenspace	?	?	Uncertain effect
11	Renewable Energy	?	?	Uncertain effect
12	SSSI quality	?	?	Uncertain effect
13	Development on PDL	?	?	Uncertain effect
14	River Quality	?	?	Uncertain effect
15	Buildings at risk	✓	✓	Positive impact in terms of site design and layout consideration
16	Household change	✓	✓	Positive effect through meeting housing needs within the Borough
17	Attitude to area	0	0	Neutral impact
18	Compliance with SCI	0	0	Neutral impact
19	Voluntary organisations	0	0	Neutral impact
20	Wellbeing	0	0	Neutral impact
As reported in the baseline data and the technical appendix, the amount of affordable housing that has been completed has varied over the last few years. This policy aims to encourage affordable housing whilst also taking into account viability. It is unlikely that the policy will meet the needs identified in the strategic housing market area assessment which is 293 and so it is important that monitoring of delivery is continued once the policy is adopted and if necessary reviewed to address delivery. The affordable housing SPD will also be subject to the sustainability appraisal process. There are no recommended changes to this policy.				

Policy: Rural Exception Housing				
SA Obj	Indicators	Effects over time		Comments
		Short	medium/long	
1	Employment rate	0	0	Neutral effect
2	Employment land	0	0	Neutral effect
3	Vacant units	0	0	Neutral effect
4	Farm diversification, affordable housing	✓✓	✓✓	Major positive through meeting the needs of rural area

## i Appraisal of development strategy and policies

5	Developments contrary to EA	?	?	?	?	Depends on location
6	Affordable housing	√√	√√	√√	√√	Major positive through meeting local housing needs
7	Public Transport access	?	?	?	?	Depends on location
8	Crime	?	?	?	?	Uncertain effect
9	Noise and light impacts	√	√	√	√	The policy provides adequate protection to setting, form and character of surrounding area and landscape
10	Natural greenspace	0	0	0	0	Neutral effect
11	Renewable Energy	?	?	?	?	Depends on location
12	SSSI quality	?	?	?	?	Uncertain effect
13	Development on PDL	?	?	?	?	Depends on nature of land
14	River Quality	?	?	?	?	Uncertain effect
15	Buildings at risk	√	√	√	√	The policy provides adequate protection to the surrounding area and landscape
16	Household change	√	√	√	√	Positive impact through meeting peoples housing needs
17	Attitude to area	0	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect

When comparing this policy to the sustainability objectives there are many uncertain effects and this is dependent on the nature and location of sites that come forward through future planning applications. In some locations allowing rural exception sites may increase the need to travel however it would allow residents to live locally and so a balance between social and environmental objectives is needed. Overall there are no recommended changes to this policy however it is recommended that the number of such sites are monitored once the policy is adopted.

<b>Policy: Specialist Housing</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	0	0	0	Neutral effect	
2	Employment land	0	0	0	Neutral effect	
3	Vacant units	?	?	?	Uncertain effect	
4	Farm diversification, affordable housing	?	?	?	Uncertain effect	
5	Developments contrary to EA	?	?	?	Uncertain effect	
6	Affordable housing	√	√√	√√	Major positive due to meeting range of housing needs	

<b>Policy: Specialist Housing</b>						
7	Public Transport access	✓	✓	✓	✓	Positive effect due to location of development
8	Crime	?	?	?	?	Uncertain effect
9	Noise and light impacts	✓	✓	✓	✓	Policy provides adequate protection in terms of noise and light impacts
10	Natural greenspace	0	0	0	0	Neutral effect
11	Renewable Energy	?	?	?	?	Uncertain effect
12	SSSI quality	?	?	?	?	Uncertain effect
13	Development on PDL	✓	✓	✓	✓	Positive effect through efficient use of land
14	River Quality	?	?	?	?	Uncertain effect
15	Buildings at risk	✓	✓	✓	✓	Policy provides adequate protection for surrounding area
16	Household change	✓	✓	✓	✓	Will allow people to remaining living in locality
17	Attitude to area	0	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect

As reported in the baseline data and technical appendices there is a growing need for specialist housing provision. This policy supports such development and advocates working with partners to deliver housing to meet the need which is 703 extra care units up until 2025. There are no recommended changes to this policy however monitoring of applications over the plan period is recommended and where there is no delivery a revision to the policy will be necessary.

<b>Policy: Provision for Gypsies, Travellers &amp; Travelling Show-people</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	0	0	0	Neutral impact	
2	Employment land	0	0	0	Neutral impact	
3	Vacant units	0	0	0	Neutral impact	
4	Farm diversification, affordable housing	0	0	0	Neutral impact	
5	Developments contrary to EA	✓	✓	✓	Positive effect through suitable location of sites	
6	Affordable housing	✓	✓	✓	Positive effect for meeting needs of gypsies, travellers and travelling show-people	
7	Public Transport access	✓	✓	✓	Reasonable access to services and facilities	

## i Appraisal of development strategy and policies

**Policy: Provision for Gypsies, Travellers & Travelling Show-people**

8	Crime	?	?	?	?	Uncertain impact
9	Noise and light impacts	?	?	?	?	Uncertain impact
10	Natural greenspace	?	?	?	?	Uncertain impact
11	Renewable Energy	✓	✓	✓	✓	Positive impact through providing on site services and recycling facilities
12	SSSI quality	✓	✓	✓	✓	Biodiversity covered in policy
13	Development on PDL	?	?	?	?	Uncertain impact
14	River Quality	✓	✓	✓	✓	Water quality protected via policy
15	Buildings at risk	✓	✓	✓	✓	Landscape consideration in policy
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

This policy aims to allow quality pitches for gypsies, travellers and travelling show-people which address possible issues and conflicts that can arise with such development. The policy places emphasis on sites coming forward and so monitoring of planning applications will be important. Should the GTAA identified need not be met, a policy review or council led approach to site provision may be required. There are no recommended changes to this policy.

**Policy: Local Economy**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓✓	✓✓	✓✓	Major positive through increased range of employment
2	Employment land	✓✓	✓✓	✓✓	Major positive through range of employment development
3	Vacant units	✓✓	✓✓	✓✓	Major positive through range of employment development
4	Farm diversification, affordable housing	✓	✓	✓	Positive effect through rural diversification
5	Developments contrary to EA	?	?	?	Uncertain effect
6	Affordable housing	0	0	0	Neutral effect
7	Public Transport access	✓	✓	✓	Increased access to employment within the Borough
8	Crime	?	?	?	Neutral effect
9	Noise and light impacts	?	?	?	Neutral effect
10	Natural greenspace	?	?	?	Neutral effect

**Policy: Local Economy**

11	Renewable Energy	?	?	?	?	Neutral effect
12	SSSI quality	?	?	?	?	Neutral effect
13	Development on PDL	✓	✓/?	?	?	Policy allows for building re-use but uncertain when this will be delivered in the plan period
14	River Quality	✓	✓	✓	✓	Environmental problems to be mitigated
15	Buildings at risk	✓	✓	✓	✓	Developments to incorporate landscaping
16	Household change	✓	✓	✓	✓	Positive effect through reduction in travel for work opportunities
17	Attitude to area	0	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	0	Neutral effect
20	Wellbeing	0	0	0	0	Neutral effect

This policy aims to support a range of employment development which will reduce the need to travel elsewhere, increase competitiveness and address issues of amenity, environmental problems and nuisance whilst also resisting the loss of employment land unless special circumstances can be demonstrated. The Borough has seen a decline in manufacturing and the closure of some employment uses are beyond the planning system but this policy will aim to have available land and permit suitable development across the plan period. There are no recommended changes to this policy.

**Policy: Development within and outside Recognised Industrial Estates**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Policy will assist with employment levels
2	Employment land	✓✓	✓✓	✓✓	Policy will allow for variety of employment uses
3	Vacant units	✓	✓	✓	Policy is not too restrictive to affect the viability of employment sites
4	Farm diversification, affordable housing	✓	✓	✓	Will contribute towards rural economy
5	Developments contrary to EA	?	?	?	Uncertain effect
6	Affordable housing	0	0	0	Neutral effect
7	Public Transport access	✓	✓	✓	Increased access to employment opportunities
8	Crime	?	?	?	Uncertain effect
9	Noise and light impacts	✓	✓	✓	Policy provides adequate consideration of impacts
10	Natural greenspace	?	?	?	Some uses could include recreation

## i Appraisal of development strategy and policies

Policy: Development within and outside Recognised Industrial Estates					
11	Renewable Energy	?	?	?	Policy does not allow for works which may assist with employment uses reducing contribution to climate change or improve infrastructure
12	SSSI quality	0	0	0	Policy provides adequate consideration of impacts
13	Development on PDL	?	?	?	Policy allows for change of employment types which will reduce need to build on greenfield
14	River Quality	?	?	?	Uncertain effect
15	Buildings at risk	√	√	√	Policy offers suitable protection for surrounding environment
16	Household change	0	0	0	Neutral effect
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	Neutral effect
20	Wellbeing	0	0	0	Neutral effect
This policy allows economic development in areas outside recognised industrial estates which could reduce the need to travel. It also aims to permit those employment uses which are suitable to the location. The policy also allows for change of use to alternative employment uses which may be required towards the end of the plan period should the employment make up of the Borough continue to change. There is only one recommended change and that is to allow for works as well as services to employment estates which may assist with possible future infrastructure needs or works needed to reduce the impact of the development.					
<b>Development within and outside Recognised Industrial Estates</b>					
Within the Recognised Industrial Estates the following appropriate employment uses will be permitted provided there are no significant adverse impacts on the surrounding environment, nearby residents or transport networks:					
a. Light industrial (B1), general industrial (B2), and storage and distribution (B8);					
b. A limited element of retailing where this is ancillary to another main use under (a);					
c. Services, <b>facilities and works</b> specifically provided for the benefit of businesses based on, or workers employed within the Recognised Industrial Estate;					
d. Other employment-generating uses, such as those related to recreation and tourism, which meet local needs and / or promote the rural economy.					
To maintain an adequate supply of smaller incubator units, proposals for the development of two or more small units (700 sq metres or less) will be supported, provided that the Council is satisfied there is a need for such units in the locality. Permission will be subject to a condition requiring subsequent proposals for the amalgamation of the units to be submitted to the Council.					



**Policy: Development within and outside Recognised Industrial Estates**

The use of employment sites for employment purposes other than B1, B2 and B8 will not be permitted unless it can be proven to the Council that the proposed use cannot be located within Stafford or Stone town centre.

Outside allocated and existing industrial areas, where the site is within the Residential Development Boundary, the expansion of existing sites and the change of use of existing employment sites to an alternative employment use will generally be supported subject to detailed design considerations. Proposals for B1 uses will be permitted provided the use, either individually or cumulatively will not have an adverse effect on residents or the environment.

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	√√	√√	√√	Major positive effect through planning for growth in specialist area
2	Employment land	√√	√√	√√	Major positive through planning for growth in specialist area
3	Vacant units	√	√	√	Major positive through diversity of employment types
4	Farm diversification, affordable housing	?	?	?	Policy does not set out locations however considered that such uses would be in Stafford due to university
5	Developments contrary to EA	?	?	?	Uncertain effect / depends on implementation
6	Affordable housing	0	0	0	Neutral effect
7	Public Transport access	√	√	√	Positive effect in terms of access to employment and education
8	Crime	?	?	?	Uncertain effect / depends on implementation
9	Noise and light impacts	?	?	?	Uncertain effect / depends on implementation
10	Natural greenspace	?	?	?	Uncertain effect / depends on implementation
11	Renewable Energy	?	?	?	Uncertain effect / depends on implementation
12	SSSI quality	√	√	√	Positive effect through protecting and enhancing the environment
13	Development on PDL	√	√	√	Positive effect through encouragement of pdl
14	River Quality	√	√	√	Positive effect through protecting and enhancing the environment
15	Buildings at risk	√	√	√	Positive effect through protecting and enhancing the environment
16	Household change	√	√	√	Positive effect through providing variety of employment types and reducing need to move elsewhere for work
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect

## i Appraisal of development strategy and policies

**Policy: Development of Higher / Further Education and Research Establishments and incubator units**

19	Voluntary organisations	0	0	0	Neutral effect
20	Wellbeing	0	0	0	Neutral effect

This policy aims to encourage growth in the higher education and specialist research areas which will provide a more varied employment land portfolio and meet the employment needs of graduates who may leave the area to work elsewhere. There are no recommended changes to this policy.

**Policy: Potential 'Nuisance' Activities**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	Neutral effect
2	Employment land	0	0	0	Neutral effect
3	Vacant units	0	0	0	Neutral effect
4	Farm diversification, affordable housing	?	?	?	Uncertain effect / depends on implementation
5	Developments contrary to EA	0	0	0	Neutral effect
6	Affordable housing	0	0	0	Neutral effect
7	Public Transport access	0	0	0	Neutral effect
8	Crime	?	?	?	Uncertain effect / depends on implementation
9	Noise and light impacts	✓	✓	✓	Policy provides adequate protection for residential and surrounding area amenity
10	Natural greenspace	✓	✓	✓	Policy provides adequate protection of human health
11	Renewable Energy	✓	✓	✓	Policy provides requirement for mitigation measures to address impacts on environment
12	SSSI quality	✓	✓	✓	Policy provides requirement for mitigation measures to address impacts on environment
13	Development on PDL	?	?	?	Uncertain effect / depends on implementation
14	River Quality	✓	✓	✓	Policy provides requirement for mitigation measures to address impacts on environment
15	Buildings at risk	✓	✓	✓	Policy provides requirement for mitigation measures to address impacts on environment
16	Household change	0	0	0	Neutral effect
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect
19	Voluntary organisations	0	0	0	Neutral effect
20	Wellbeing	0	0	0	Neutral effect

**Policy: Potential 'Nuisance' Activities**

This policy aims to address possible impacts associated with some uses and states in which cases planning permission would not be permitted. It provides adequate protection for the environment, surrounding area and human health and states where mitigation measures are required. There are no recommended word changes to this policy.

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	√	√	√	Positive impact through maintain and improved provision
2	Employment land	√	√	√	Positive impact through maintain and improved provision
3	Vacant units	√√	√√	√√	Major positive through maintaining and improving facilities that meet local needs and those of visitors and investors
4	Farm diversification, affordable housing	√√	√√	√√	Major positive through maintaining and improving facilities that meet local rural needs
5	Developments contrary to EA	√	√	√	Positive effect assuming centres do not flood
6	Affordable housing	0	0	0	Policy does not apply to housing
7	Public Transport access	√	√	√	Positive effect from protecting and providing services in existing accessible locations
8	Crime	?	?	?	Uncertain
9	Noise and light impacts	√	√	√	Will focus development in areas less sensitive to noise and light impacts
10	Natural greenspace	?	?	?	Dependant on implementation
11	Renewable Energy	?	?	?	Allows for conversion but depends on development that comes forward
12	SSSI quality	?	?	?	Uncertain impact on adjacent to centre nature / biodiversity important sites such as Kingsmead Nature Reserve in Stafford Town
13	Development on PDL	√	√	√	Positive impact through encouraging town centre locations which are likely to be brownfield
14	River Quality	0	0	0	Neutral effect
15	Buildings at risk	√	√	√	Positive impact through maintaining character of town and village centres
16	Household change	0	0	0	Neutral effect
17	Attitude to area	0	0	0	Neutral effect
18	Compliance with SCI	0	0	0	Neutral effect

## i Appraisal of development strategy and policies

**Policy: Town, District & Village Centres**

19	Voluntary organisations	0	0	0	Neutral effect
20	Wellbeing	0	0	0	Neutral effect

This policy aims to maintain and enhance the role of town centres and discourage development that may have a negative impact, such as those which attract users away from town centres or those which result in the loss of important services in rural areas. There are many positive effects when assessed against sustainability objectives and no negative effects. There are no recommended changes to make to this policy.

**Policy: Class A3, A4 & A5 Uses**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	√	√	√	Positive impact through small increase in employment opportunities
2	Employment land	√	√	√	Positive impact on night time economy
3	Vacant units	√	√	√	Positive impact on night time economy
4	Farm diversification, affordable housing	√	√	√	Policy includes local centres which can meet needs of rural areas
5	Developments contrary to EA	?	?	?	Uncertain impact
6	Affordable housing	0	0	0	Neutral impact
7	Public Transport access	√	√	√	Policy advocates accessibility
8	Crime	?	?	?	Depends on implementation
9	Noise and light impacts	?	?	?	Policy addresses over concentration of uses
10	Natural greenspace	0	0	0	Neutral impact
11	Renewable Energy	0	0	0	Neutral impact
12	SSSI quality	0	0	0	Neutral impact
13	Development on PDL	?	?	?	Neutral impact
14	River Quality	√	√	√	Positive impact through environmental consideration
15	Buildings at risk	?	?	?	Depends on implementation
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact

This policy covers restaurants and cafés, drinking establishments and hot food take aways and would allow for such development to take place without causing harm to local communities and amenity. Allowing suitable development within these use classes can provide a night time economy to towns and centres across the Borough. Overall there are no recommended changes to this policy.

SA Obj		Indicators		Effects over time			Comments
				Short	medium	long	
1	Employment rate	✓	✓	✓		Positive effect through protecting retail employment and allowing other uses where suitable	
2	Employment land	✓	✓	✓		Positive effect through protecting retail employment and allowing other uses where suitable	
3	Vacant units	?	?	?		Depends on implementation of policy and number of applications coming forward	
4	Farm diversification, affordable housing	0	0	0		Not applicable for rural areas	
5	Developments contrary to EA	✓	✓	✓		Policy does allow for change of use in some circumstances which would reduce need to build elsewhere	
6	Affordable housing	?	?	?		Policy could apply to town centre residential use	
7	Public Transport access	✓	✓	✓		Positive effect due to development in existing accessible town centres	
8	Crime	?	?	?		Vacant or unused properties could give rise to crime in town centres	
9	Noise and light impacts	?	?	?		Depends on nature of applications that come forward	
10	Natural greenspace	0	0	0		Neutral effect	
11	Renewable Energy	0	0	0		Neutral effect	
12	SSSI quality	0	0	0		Neutral effect	
13	Development on PDL	?	?	?		Policy does allow for change of use in some circumstances which would reduce need to build elsewhere	
14	River Quality	0	0	0		Neutral effect	
15	Buildings at risk	✓	✓	✓		Policy offers adequate protection for the shopping frontage character	
16	Household change	0	0	0		Neutral effect	
17	Attitude to area	0	0	0		Neutral effect	
18	Compliance with SCI	0	0	0		Neutral effect	
19	Voluntary organisations	0	0	0		Neutral effect	

### Policy: Primary & Secondary Retail Frontages

## i Appraisal of development strategy and policies

<b>Policy: Primary &amp; Secondary Retail Frontages</b>			
20	Wellbeing	0	0
The aim of this policy is to maintain the vitality of the town centres in Stafford and Stone. The policy could be strengthened by adding a requirement to demonstrate how active marketing has been unsuccessful in maintaining a retail use. Recommended alterations are underlined below:			
<b>Primary &amp; Secondary Retail Frontages</b>			
Planning permission will be refused for non-retail uses in the town centre primary and secondary retail frontages, if it would:			
a. Have a harmful effect on the character or appearance of the shopping frontage;			
b. Undermine the vitality and viability of the town centre as a whole; and			
c. Result in more than 2 permitted non-retail uses operating adjacent to each other in the defined Primary Retail Frontages or result in more than 3 permitted non-retail uses operating adjacent to each other within the defined Secondary Retail Frontage; or			
d. Result in over 20% of the primary retail street frontage (measured 50 metres either side of the application site) being in non-retail use or result in over 40% of the secondary retail street frontage (measured 50 metres either side of the application site) being in non-retail use.			
<b>Applications will be expected to be accompanied by a statement giving full details of the marketing of the property for retail use.</b>			

<b>Policy: Vacant and Upper Floors</b>				
SA Obj	Indicators	Effects over time		Comments
		Short	long	
1	Employment rate	0	0	Neutral impact. Not considered policy would increase employment
2	Employment land	?	?	Uncertain impact. May encourage employment use in town centres
3	Vacant units	✓	✓	Positive impact due to efficient use of land in town centres
4	Farm diversification, affordable housing	0	0	Neutral policy. Rural areas not considered in policy
5	Developments contrary to EA	✓	✓	Positive impact due to development on upper floors
6	Affordable housing	✓	✓	Positive impact due to allowing residential use in accessible areas
7	Public Transport access	✓	✓	Positive impact due to allowing range of uses in accessible areas

**Policy: Vacant and Upper Floors**

8	Crime	✓	✓	✓	✓	Positive impact from increased natural surveillance and buildings in use throughout the day
9	Noise and light impacts	✓	✓	✓	✓	Policy adequately addresses amenity of adjoining properties
10	Natural greenspace	✓?	✓?	✓?	✓?	Could encourage the use of sustainable modes of transport
11	Renewable Energy	✓?	✓?	✓?	✓?	Reduces contribution to climate change through encouraging the use of sustainable modes of transport in town centres and efficient use of land
12	SSSI quality	0	0	0	0	Neutral impact
13	Development on PDL	✓✓	✓✓	✓✓	✓✓	Major positive through efficient use of land
14	River Quality	0	0	0	0	Neutral impact
15	Buildings at risk	✓	✓	✓	✓	Positive impact due to development within existing footprint of town centre buildings
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

The aim of this policy is to maintain the vitality of the town centre. However it is not clear if the policy just applies to Stafford and there may be scope within Stone, village and district centres for similar type of development. Recommendations are underlined below:

**Vacant and Upper Floors**

Within the town centres support will be given to bringing upper floors back into use, particularly for C3 residential purposed and B1 business uses. Proposals should not lead to any significant loss of ground floor space or street frontage and must not prejudice the amenity and conversion of adjoining properties or other floors in the same property

**Policy: New retail and leisure development outside the defined town centres**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	✓	✓	Positive impact through employment growth
2	Employment land	0	✓	✓	Positive impact through increased competitiveness with centres in the west Midlands

## i Appraisal of development strategy and policies

<b>Policy: New retail and leisure development outside the defined town centres</b>				
3	Vacant units	0	✓	Will help contribute towards the viability and vitality of the Borough
4	Farm diversification, affordable housing	0	✓	Policy includes district centres which can serve rural communities
5	Developments contrary to EA	?	?	Depends on location
6	Affordable housing	0	0	Policy does not relate to affordable housing
7	Public Transport access	0	✓	Positive effect
8	Crime	?	?	Depends on implementation of individual proposals
9	Noise and light impacts	?	?	Policy addresses amenity but still depends on implementation
10	Natural greenspace	?	?	Uncertain effect
11	Renewable Energy	0	✓	Policy addresses sustainable modes of transport
12	SSSI quality	?	?	Uncertain effect
13	Development on PDL	?	?	Uncertain - depends on whether a site is pdl
14	River Quality	?	?	Uncertain effect
15	Buildings at risk	0	✓	Policy aims to permit suitably sized development for an area
16	Household change	0	0	Neutral impact
17	Attitude to area	0	0	Neutral impact
18	Compliance with SCI	0	0	Neutral impact
19	Voluntary organisations	0	0	Neutral impact
20	Wellbeing	0	0	Neutral impact
<p>The criteria in the policy addresses possible negative impacts on town centres, increased travel and impact on local amenity. The appraisal process has taken on board the town centre capacity study which concludes that demand can be met in the short term through capacity and commitments, in order for Stafford to compete with other centres in the region there is a clear need for development/redevelopment to take place in close proximity to the established retail core to enable key retail and leisure operators to enter the local market. This may mean that some positive impacts will not be noticed until the medium and long term.</p>				
<p>The policy does not make reference to previously development land which would be appropriate for certain retail and leisure development. Recommendation changes are underlined below:</p>				
<b><u>New retail and leisure development outside the defined town centres</u></b>				



**Policy: New retail and leisure development outside the defined town centres**

Proposals for new retail development, including new district centres, extensions to existing retail units, recreation, leisure and entertainment uses outside the defined town centres will be permitted only when:

- a. A clear qualitative and primarily quantitative need exists and can be demonstrated;
- B. The sequential approach to site selection has been applied, including application of flexible formats to enable the possibility of locating closer to the established centre;
- C. The proposal where possible uses previously development land;**
- d. The proposed development will be accessible by a variety of modes of transport, walking and cycling. Proposals must be accompanied by an agreed Green Travel Plan;
- e. The proposal will not significantly undermine the vitality and viability of the nearest centre, its function and role at the local level and its position in the wider network of centres;
- f. Adequate parking arrangements can be provided in connection with the proposal; and,
- g. The range of goods and products sold at the proposed retail development is appropriate for its location.

In order to meet these objectives if planning permission is granted for retail development in an edge-of-centre or out-of-centre location, the range sold at the development may be restricted either through planning conditions or legal agreement. No new development for retail warehouses and superstores is required in these locations.

New developments and extensions to existing village and neighbourhood shops will be assessed against the following:

- a. The proposed retail development does not exceed 200 sq metres gross (if the proposal does exceed 200 sq metres gross the proposal will be considered against criteria a to f above);
- b. The proposal will not result in the loss of local amenity particularly in terms of noise, litter, smell, parking and traffic creation and trading hours.

**Policy: Tourism**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive impact through enhanced local tourism
2	Employment land	✓	✓	✓	Positive impact through increased competitiveness within tourism sector
3	Vacant units	✓	✓	✓	Positive impact on viability and vitality

## i Appraisal of development strategy and policies

<b>Policy: Tourism</b>						
4	Farm diversification, affordable housing	✓	✓	✓	✓	Provides for tourism related development in rural areas
5	Developments contrary to EA	?	?	?	?	Uncertain effect / depends on implementation
6	Affordable housing	0	0	0	0	Neutral effect - not applicable to housing
7	Public Transport access	✓	✓	✓	✓	Policy aims to improve access to national networks
8	Crime	?	?	?	?	
9	Noise and light impacts	x	x	x	x	Certain tourism uses could give rise to noise and light impacts without suitable policy wording
10	Natural greenspace	✓	✓	✓	✓	Positive health impacts due to increased accessibility and linkages to national networks
11	Renewable Energy	x	x	x	x	Depending on the specific nature of development, some tourism could have a significant contribution to climate change due to increase travel
12	SSSI quality	✓	✓	✓	✓	Positive effect due to increased networks and suitable protection for biodiversity
13	Development on PDL	?	?	?	?	Depends on the location and nature of proposals that come forward
14	River Quality	✓	✓	✓	✓	Policy offers suitable protection for the water environment
15	Buildings at risk	✓	✓	✓	✓	Policy offers suitable protection for local landscape and character
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact
This policy aims to encourage development that supports the range of local tourism on offer across the Borough. When assessing the policy against sustainability objectives there are many positive effects but it is considered that the policy does not adequately address potential noise and light impacts or contributions to climate change. Recommended changes are <u>underlined</u> below:						
<b>Tourism</b>						
Opportunities for tourism and new visitor accommodation will be promoted and enhanced in appropriate locations throughout Stafford Borough by;						

**Policy: Tourism**

- Promoting and enhancing the Borough's landscape and historic character by preserving this unique environment, including Stafford and Stone town centres as well as the Borough's villages;
- Encourage water-based recreation and continuing the regeneration and restoration of the extensive canal system across Stafford Borough to maximise water based transport, walking and cycling without undermining water quality, flood risk areas, nature conservation and biodiversity;
- Canal-based developments should be within or adjacent to settlements to protect the open countryside;
- Promoting and enhancing visitor and recreational attractions such as Shugborough Park estate, Trentham Gardens, the Monkey Forest, the Cannock Chase Area of Outstanding Natural Beauty through sensitive management, Stafford Castle, the Staffordshire County Showground and the Ancient High House as well as local market events;
- Promoting new walking, cycling routes and linkages to national networks through the Borough's countryside;
- Supporting tourism opportunities in rural areas to sustain the local economy providing they are sensitively designed and are not detrimental to the natural environment or **local amenity**;
- Support opportunities that reduce the carbon footprint of the development and promotes sustainable tourism.**

**Policy: Re-use of Vacant Land and Buildings**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	?	?	?	Uncertain impact
2	Employment land	0	✓	✓	Reusing vacant land can increase competitiveness
3	Vacant units	0	✓	✓	Will increase viability and vitality
4	Farm diversification, affordable housing	0	✓	✓	Policy references other settlements which could serve rural areas
5	Developments contrary to EA	0	✓	✓	Positive impact through redeveloping existing areas that do not flood
6	Affordable housing	0	✓	✓	Re-use could be for housing
7	Public Transport access	0	✓	✓	Positive impact through increased development in urban areas
8	Crime	0	✓	✓	Vacant buildings can attract crime
9	Noise and light impacts	0	✓	✓	Policy adequately address noise and light impacts
10	Natural greenspace	0	0	0	Neutral impact
11	Renewable Energy	0	✓	✓	Using previously developed land reduces contributions to climate change
12	SSSI quality	✓	✓	✓	Positive impact through consideration of biodiversity
13	Development on PDL	✓✓	✓✓	✓✓	Major positive effect through efficient use of previously developed land
14	River Quality	?	?	?	Uncertain

## i Appraisal of development strategy and policies

**Policy: Re-use of Vacant Land and Buildings**

15	Buildings at risk	✓	✓	✓	✓	Positive effect through efficient use of pdl and reducing need to build on greenfield land
16	Household change	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

This policy aims to encourage using vacant land and buildings which has many positive effects when assessed against sustainability objectives. There are no recommended changes to this policy.

**Policy: Canal Facilities and New Marinas**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	✓	✓	✓	Positive impact
2	Employment land	✓	✓	✓	Positive impact due to diversity in local economy
3	Vacant units	✓	✓	✓	Positive impact through increased visitors
4	Farm diversification, affordable housing	?	?	?	Uncertain impact
5	Developments contrary to EA	?	?	?	Uncertain impact
6	Affordable housing	?	?	?	Depends on nature of application
7	Public Transport access	✓	✓	✓	Increased access to facilities via canal network
8	Crime	?	?	?	Uncertain impact
9	Noise and light impacts	?	?	?	Policy requires sufficient screening but effects still unknown
10	Natural greenspace	✓	✓	✓	Positive effect due to increased access to canal and its recreational benefits
11	Renewable Energy	?	?	?	Uncertain impact
12	SSSI quality	✓	✓	✓	Policy offers suitable protection for biodiversity
13	Development on PDL	?	?	?	Depends if development involves brownfield sites
14	River Quality	✓	✓	✓	Policy offers suitable protection for water quality
15	Buildings at risk	✓	✓	✓	Policy offers suitable consideration of the countryside, landscape and historic environment
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact

**Policy: Canal Facilities and New Marinas**

18	Compliance with SCI	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	Neutral impact

This policy allows for new canal side development, including encouraging re-using vacant and redundant properties. There are many uncertain effects which depend on the nature of specific planning applications but overall the policy provides suitable protection of the natural environment and allows development that will improve access for local communities and visitors. There are no recommended changes to this policy.

**Policy: New Development at Trentham Gardens Estate**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	√	√	√	Positive impact through small increase in employment opportunities
2	Employment land	√	√	√	Positive impact through allowing growth in recreation, leisure and tourism sector
3	Vacant units	√	√	√	Will support development that respects surrounding historic and built environment
4	Farm diversification, affordable housing	0	0	0	Neutral impact
5	Developments contrary to EA	0	0	0	Neutral impact
6	Affordable housing	0	0	0	Neutral impact
7	Public Transport access	0	0	0	Neutral impact
8	Crime	0	0	0	Neutral impact
9	Noise and light impacts	?	?	?	Uncertain / depends on implementation
10	Natural greenspace	0	0	0	Neutral impact
11	Renewable Energy	?	?	?	Could encourage greater car use through increased visits
12	SSSI quality	√	√	√	Aims to conserve natural environment
13	Development on PDL	?	?	?	Uncertain / depends on implementation
14	River Quality	√	√	√	Aims to conserve natural environment
15	Buildings at risk	√	√	√	Aims to conserve natural and built environment
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact

This policy will allow development at Trentham Gardens which respects the natural and historic built environment. Overall there are no recommended changes to this policy.

## i Appraisal of development strategy and policies

<b>Policy: Design</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	0	0	0	Neutral impact	
2	Employment land	0	0	0	Neutral impact	
3	Vacant units	✓	✓	✓	Will contribute to a quality built environment	
4	Farm diversification, affordable housing	✓	✓	✓	Must give regard to Parish plans and village design statements	
5	Developments contrary to EA	0	0	0	Neutral impact	
6	Affordable housing	0	0	0	Neutral impact	
7	Public Transport access	✓	✓	✓	Positive impact through inter-connection of important routes and linkages for all modes of transport	
8	Crime	✓	✓	✓	Positive impact through creating safe environment	
9	Noise and light impacts	✓	✓	✓	Positive impact through consideration of noise and light impacts	
10	Natural greenspace	✓	✓	✓	Positive impact through access to open space and quality built environment	
11	Renewable Energy	✓	✓	✓	Policy references sustainable construction and access by a range of transport modes	
12	SSSI quality	✓	✓	✓	Positive impact through retention and creation of biodiversity areas	
13	Development on PDL	✓	✓	✓	Quality design will encourage efficient use of space	
14	River Quality	0	0	0	Neutral impact	
15	Buildings at risk	✓	✓	✓	Policy encourages quality development	
16	Household change	0	0	0	Neutral impact	
17	Attitude to area	0	0	0	Neutral impact	
18	Compliance with SCI	0	0	0	Neutral impact	
19	Voluntary organisations	0	0	0	Neutral impact	
20	Wellbeing	0	0	0	Neutral impact	
Overall the policy has many positive effects when assessed against sustainability objectives through encouraging a quality built environment. There are no recommended changes to this policy						
<b>Policy: Historic Environment</b>						
SA Obj	Indicators	Effects over time			Comments	
		Short	medium	long		
1	Employment rate	0	0	0	Neutral impact	
2	Employment land	0	0	0	Neutral impact	

<b>Policy: Historic Environment</b>							
3	Vacant units	√	√	√	√	√	Positive impact through quality built environment
4	Farm diversification, affordable housing	√	√	√	√	√	Positive impact through maintaining character of rural area
5	Developments contrary to EA	0	0	0	0	0	Neutral impact
6	Affordable housing	0	0	0	0	0	Neutral impact
7	Public Transport access	0	0	0	0	0	Neutral impact
8	Crime	?	?	?	?	?	Uncertain impact
9	Noise and light impacts	√	√	√	√	√	Quality development to reduce noise and light impacts
10	Natural greenspace	√	√	√	√	√	Well being maintained due to protection of historic environment
11	Renewable Energy	0	0	0	0	0	Neutral impact
12	SSSI quality	0	0	0	0	0	Neutral impact
13	Development on PDL	√	√	√	√	√	Positive impact through development in historic environment rather than greenfield development
14	River Quality	0	0	0	0	0	Neutral impact
15	Buildings at risk	√√	√√	√√	√√	√√	Policy will have major positive effect on protection and enhancement of historic environment
16	Household change	0	0	0	0	0	Neutral impact
17	Attitude to area	0	0	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	0	0	Neutral impact
20	Wellbeing	0	0	0	0	0	Neutral impact
Overall this policy has many positive effects against the sustainability appraisal objectives in terms of landscape and character. Overall there are no recommended changes to this policy							

<b>Policy: Open Space, Sport and Recreation</b>								
SA Obj	Indicators	Effects over time			Comments			
		Short	medium	long				
1	Employment rate	0	0	0	Neutral impact			
2	Employment land	0	0	0	Neutral impact			
3	Vacant units	√	√	√	Positive impact due to policy contributing to a quality environment across the Borough			
4	Farm diversification, affordable housing	√	√	√	Positive impact due to policy contributing to a quality environment in the rural area			
5	Developments contrary to EA	√	√	√	Positive impact due to			
6	Affordable housing	0	0	0	Neutral impact			

i Appraisal of development strategy and policies

Policy: Open Space, Sport and Recreation					
7	Public Transport access	√	√	√	Improved access to sport and recreation
8	Crime	?	?	?	Neutral impact
9	Noise and light impacts	0	0	0	Neutral impact
10	Natural greenspace	√√	√√	√√	Improved health through increased range in sport, recreation and open space
11	Renewable Energy	0	0	0	Neutral impact
12	SSSI quality	0	0	0	Neutral impact
13	Development on PDL	0	0	0	Neutral impact
14	River Quality	0	0	0	Neutral impact
15	Buildings at risk	√	√	√	Protection, enhancement or replacement of open space can add to the character of streetscene
16	Household change	0	0	0	Neutral impact
17	Attitude to area	0	0	0	Neutral impact
18	Compliance with SCI	0	0	0	Neutral impact
19	Voluntary organisations	0	0	0	Neutral impact
20	Wellbeing	0	0	0	Neutral impact
This policy aims to address current deficiencies as well as enhancing sport, open space and recreation. There are many social, economic and environmental positive effects with no recommended changes.					

Policy: Transport					
SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	No impact
2	Employment land	0	0	0	No impact
3	Vacant units	√	√	√	Positive impact through range of transport modes and accessibility
4	Farm diversification, affordable housing	√	√	√	Positive impact through range of transport modes and accessibility
5	Developments contrary to EA	?	?	?	Uncertain impact
6	Affordable housing	0	0	0	No impact
7	Public Transport access	√	√	√	Positive impact from well located development
8	Crime	0	0	0	No impact
9	Noise and light impacts	√	√	√	Policy aims to reduce impact of traffic
10	Natural greenspace	√	√	√	Positive impact through quality transport network



**Policy: Transport**

11	Renewable Energy	√	√	√	√	Policy aims where possible to reduce need to travel by car and increase other modes of transport
12	SSSI quality	?	?	?	?	Uncertain impact
13	Development on PDL	?	?	?	?	Uncertain impact
14	River Quality	?	?	?	?	Uncertain impact
15	Buildings at risk	0	0	0	0	No impact
16	Household change	0	0	0	0	No impact
17	Attitude to area	0	0	0	0	No impact
18	Compliance with SCI	0	0	0	0	No impact
19	Voluntary organisations	0	0	0	0	No impact
20	Wellbeing	0	0	0	0	No impact

This policy advocates a variety of transport modes, which aim to reduce the use of the car. The policy also considers other aspects of transport such as parking which will not only assist with encouraging other modes of transport but will have positive impacts on streetscene and road safety. There are no proposed changes to make to this policy.

**Policy: Parking and Manoeuvring Facilities**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	No impact
2	Employment land	0	0	0	No impact
3	Vacant units	√	√	√	Positive impact through adequate parking and efficient use of land
4	Farm diversification, affordable housing	√	√	√	Positive impact through adequate parking and efficient use of land in rural area
5	Developments contrary to EA	0	0	0	No impact
6	Affordable housing	0	0	0	No impact
7	Public Transport access	√	√	√	Positive impact for access but only for those with car
8	Crime	?	?	?	No impact
9	Noise and light impacts	?	?	?	No impact
10	Natural greenspace	0	0	0	No impact
11	Renewable Energy	√	√	√	Scope to reduce standards in areas with more opportunity for sustainable transport
12	SSSI quality	0	0	0	No impact
13	Development on PDL	√	√	√	Efficient use of land
14	River Quality	0	0	0	No impact

## i Appraisal of development strategy and policies

**Policy: Parking and Manoeuvring Facilities**

15	Buildings at risk	?	?	?	No impact
16	Household change	0	0	0	No impact
17	Attitude to area	0	0	0	No impact
18	Compliance with SCI	0	0	0	No impact
19	Voluntary organisations	0	0	0	No impact
20	Wellbeing	0	0	0	No impact

This policy aims to provide sufficient parking across the Borough, with opportunities for encouraging efficient use of land in places where sustainable modes are more appropriate. Overall there are no recommended changes to this policy

**Policy: Rights of Way**

SA Obj	Indicators	Effects over time			Comments
		Short	medium	long	
1	Employment rate	0	0	0	No impact
2	Employment land	0	0	0	No impact
3	Vacant units	0	0	0	No impact
4	Farm diversification, affordable housing	0	0	0	No impact
5	Developments contrary to EA	0	0	0	No impact
6	Affordable housing	0	0	0	No impact
7	Public Transport access	√	√	√	Positive impact through improvements to access
8	Crime	0	0	0	No impact
9	Noise and light impacts	0	0	0	No impact
10	Natural greenspace	0	0	0	No impact
11	Renewable Energy	√	√	√	Positive through encouraging sustainable modes of transport
12	SSSI quality	√	√	√	Biodiversity benefits to rights of way network
13	Development on PDL	0	0	0	No impact
14	River Quality	0	0	0	No impact
15	Buildings at risk	0	0	0	No impact
16	Household change	0	0	0	No impact
17	Attitude to area	0	0	0	No impact
18	Compliance with SCI	0	0	0	No impact
19	Voluntary organisations	0	0	0	No impact
20	Wellbeing	0	0	0	No impact

**Policy: Rights of Way**

Overall there are only a few impacts against sustainability objectives. Protecting existing Definitive Public Rights of Way would maintain access while the creation of new or enhancements of existing Rights of Way would result in improvements to access and encourage alternative modes of travel. Overall there are no recommended changes to this policy.



## ii Cumulative Impacts

Cumulative effects have been considered throughout the Sustainability Appraisal process, as part of the SEA and plan preparation. Assessing cumulative effects helps to identify the sum of both direct and indirect effects on receptors. Receptors may include natural resources, sections of the population or ecosystems and species. As part of this stage the following key receptors have been identified and considered as a means of assessing the cumulative effects of each preferred policy option;

1. Air
2. Water
3. Soil
4. Landscape
5. Atmosphere
6. Urban environment
7. Rural environment
8. People and community
9. Flora
10. Fauna
11. Habitats or ecosystems

In this regard, cumulative effects need to be considered in relation to the nature and extent of the receptor, such as ecosystems and communities as opposed to administrative boundaries.

Cumulative effects including any secondary and synergistic effects of all the preferred policy options against the sustainability objectives have been assessed and recorded using the table below using weighted positive (+), negative (-) and neutral (O) annotations. Where a cumulative effect has been identified from the suite of policies by a (++) or (- -) an overview of the impact on receptors has been provided.

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
Guiding Principles	+	+	+	O	+		+			+
Spatial Strategy	+			+		+	+	O		O
Stafford Town	+	+	+	O	-	+	+		-	+
North of Stafford	++		+	O	+	+	+			+
West of Stafford	+	O	+	O	+	++	+		-	+
East of Stafford	+	+	+	O	+	++	+		-	+

## ii Cumulative Impacts

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
Stone Town	+	+	+	+	-	+	+			+
West and South of Stone	+	+	+		+	+	+			+
Areas outside Stafford and Stone	+	+	+	+		+	+		0	+
New development in the countryside	+	+	+	+				+	+	
Planning Obligations	0	0	+	+	+	+	+			+
Community Infrastructure Levy	0	0	0	0	0	0	0	0	0	0
Social Infrastructure	0	0	+	+	+		++	++		++
Climate Change				+	++	0	0	0	0	+
Low Carbon Sources & Renewable Energy						0	0	0		0
The Natural Environment & Green Infrastructure			+	+	+		+		+	+
Sites of National & Local Nature Conservation Importance	0	0			+	0				+
Cannock Chase AONB	+	+	+	+	0		+		+	+
Landscape Character	0	0	+	0	+	0	0		+	+
Safeguarding the Integrity of European Sites	0	0	0	0	+	0		0	0	
Cannock Chase Special Area of Conservation	0	0		0		0				
Green Belt	+	+	+	+		+			+	
Re-use of buildings in the Green Belt	0	0	+	+	+	+		+	+	+
Dwelling Types and Sizes	+	0	+	+	0	++	0		+	+
Replacement Dwellings	0	0	+	+		+	0		0	+
Extension to Dwellings	0	0	+	+		+	0		+	+



## ii Cumulative Impacts

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
Canal Facilities and New Marinas	+	+	+				+			+
New Development at Trentham Gardens Estate	+	+	+	0	0	0	0	0		0
Design	0	0	+	+	0	0	+	+	+	+
Historic Environment	0	0	+	+	0	0	0		+	+
Open Space, Sport and Recreation	0	0	+	+	+	0	+		0	++
Transport	0	0	+	+		0	+	0	+	+
Parking and Manoeuvring Facilities	0	0	+	+	0	0	+			0
Rights of way	0	0	0	0	0	0	+	0	0	0
Cumulative effect	+	+	+	+		+	+			
Reference numbers to key receptors affected	8	6,7,8	6,7,8	7,8	4,6,7,8,11	6,7,8	6,7,8	6,7,8	8,10,11	8

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
-	+	+	+	+	+	0	0	0	0
-		-	+		0	0	0	0	0
	-	-		-	0	0	0	0	0
	+	-	+	+	0	0	0	0	0
	+	-	+	0	0	0	0	0	0
	+	-	+		0	0	0	0	0
	-	-	-			0	0	0	0



SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
+	+	-	+		+	0	0	0	0
+	+			+	+	0	0	0	0
	+	+		+	+	0	0	0	0
+	+	0	+	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
+	0	+	0	0	+	+	+	0	+
++	+	0	++		0	0	0	0	0
++	+				0	0	0	0	0
++	++	+	++	++	0	0	0	0	0
+	++	+	++	++	+	+	+	+	0
+	+	+	+	+	+	+	+	+	0
0	+	+	+	+	0	0	0	0	0
+	+		+	+	0	0	0	0	0
-		+		+	0	0	0	0	0
	+	+	+	+	0	0	0	0	0
	0	+	0	+	+	+	+	+	0
	0	+		+	+	+	+	+	0
	-	+	0	+	+	+	+	+	0
0		+	0	+	+	+	+	+	0
+		++			0	0	0	0	0

ii Cumulative Impacts

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
				+	0	0	0	0	0
				+	+	0	0	0	0
				+	+	0	0	0	0
		+		+	+	0	0	0	0
+	+		+	+	0	0	0	0	0
			+	+	+	0	0	0	0
	0			+	0	0	0	0	0
	+		+	+	0	0	0	0	0
+	+			+	0	0	0	0	0
0	0		0		0	0	0	0	0
0	0		0	+	0	0	0	0	0
+				+	0	0	0	0	0
-	+		+	+	0	0	0	0	0
+	+	++		+	0	0	0	0	0
	+		+	+	0	0	0	0	0
	0		0	0	0	0	0	0	0
+	+			+	0	0	0	0	0
0	0	+	0	++	0	0	0	0	0
0	0	0	0	+	0	0	0	0	0

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
+				0	0	0	0	0	0
+	0	+	0		0	0	0	0	0
+	+	0	0	0	0	0	0	0	0
				+	0	0	0	0	0
1, 4, 5, 8, 11	4, 9 10, 11	2,3,46, 7, 11	2,3,5,6,7,11	4,6, 7, 8	8	8	8	8	8



### iii Appraisal of alternatives

A number of alternative development strategies and location options have been consulted on as part of 'The Plan for Stafford Borough' process. This section looks at the appraisal of these in more detail.

#### Development Strategy

The Sustainability Appraisal Commentary Volume 1 appraised the following 6 broad development strategy options:

##### Option 1 - Stafford Focused

Stafford, as the largest town, has the greatest opportunity for providing employment, economic growth, housing and public transport. It is therefore the most sustainable location for development. However by providing all development in Stafford, the rural areas may suffer in terms of a lack of housing and employment, resulting in a greater need to travel or move elsewhere. Locating all development in one location may require greater use of Greenfield land.

##### Option 2 - Stafford & Stone Focused

Stone, being the second largest settlement in the Borough also provides opportunity for providing employment, economic growth, housing and public transport. Stone acts as a rural hinterland for smaller rural settlements and development could meet the needs of some of these areas. Development in Stafford and Stone may offer greater scope for using previously developed land, which will reduce the need to develop on Greenfield land.

##### Option 3 - Stafford, Stone & Principal Settlements

The principal settlements are identified as Barlaston, Eccleshall, Gnosall, Hixon, Little Haywood and Colwich, and Great Haywood. All of these settlements have good services and facilities in terms of schools, post office and other convenience stores, public transport and village / community hall. Some of these settlements, in particular Eccleshall and Hixon, have good access to employment areas. This option may be the most sustainable by providing appropriate development to meet the needs of the urban and rural population. However, the principal settlements may have less scope for using previously developed land, leading to Greenfield development.

##### Option 4 - Stafford & Principal Settlements only

This option would restrict any development in Stone. As stated above, Stafford and the principal settlements do represent sustainable settlements. Due to the geographic spread of these settlements, they could act as service centres for rural settlements across the Borough. However not all Principal Settlements provide the range of services and facilities as in Stone, for example not all have a medical facility.

##### Option 5 - Selected Settlement Growth Points

This option would involve development at selected settlement growth points. It was not made clear which specific settlements would be selected as growth points. The settlements with existing good access to employment, facilities and public transport or where such services could be provided would be the most sustainable settlements as growth points. This option may involve greater need for Greenfield land and, as a result, may have greater landscape and biodiversity impacts.

##### Option 6 - Growth Distributed Widely

Whilst this option would allow more settlements to experience growth, not all settlements would be suitable for development, due to a lack of facilities, including a regular bus services. Some settlements are washed over by Green Belt designation or are within or close to other designations such as the Area of Outstanding Natural Beauty, restricting potential future development.

##### 'Business as usual'

### iii Appraisal of alternatives

By continuing with policies and allocations in the Stafford Borough Local Plan 2001 rather than producing a new development strategy there may be some environmental benefits as further large Greenfield development would not be permitted. The remaining allocations would provide land for 959 dwellings, with additional housing coming from windfall rates. However this would be considerably less than the provision stated in the Regional Spatial Strategy or most recent household projections. Continuing with the Local Plan would undermine the delivery of affordable housing for the Borough. All employment sites identified in the Local Plan 2001 have been part or fully completed. Not identifying any new employment allocations or employment policies may lead to an increase need to travel outside of the Borough for employment. The Local Plan 2001 does not include any policies on the requirement for renewable energy or for sustainable building design.

#### **Options taken forward**

Overall options 3 and 4 were selected as being the most sustainable choices for the development strategy, due to the sustainability of Stafford, Stone and the Principal Settlements. Broad location options around these settlements were then taken forward for public consultation and appraisal through the 'Delivering the Plan for Stafford Borough - Issues and Options' document.

#### **Location Options for development**

The Sustainability Appraisal Commentary Volume 2 appraised broad location options set out in *Delivering The Plan for Stafford Borough: Issues and Options*. This document outlined broad location options for development in the following settlements and industrial areas:

- Stafford
- Stone
- Eccleshall
- Gnosall
- Great Haywood
- Little Haywood & Colwich
- Hixon
- Weston
- Haughton
- Woodseaves
- Tittensor
- Yarnfield
- Ladfordfields Industrial Estate
- Raleigh Hall Industrial Estate
- Hixon Airfield Industrial Estate

#### **Stafford**

By providing sufficient employment alongside housing, the Stafford options can achieve sustainability. No option stands out in terms of being completely sustainable, as all will have certain impacts, and all options will have demands on resources and energy supply. Options SF11 and SF12 offer more positive impacts in terms of access and a reduced need to travel, but also has a high number of negative impacts in terms of landscape and biodiversity.

In general, there are landscape, flood and biodiversity issues in several location options which should be addressed from the outset. In terms of the historic environment, location options SF1, SF3, SF4, SF5, SF9, SF10, SFd and SFe are located in areas of highest sensitivity. Development to the north of Stafford needs to consider natural landscape objectives of landscape restoration, development to the east and west needs to

consider landscape maintenance and to the south / south east objectives of landscape enhancement. There are areas in and around Stafford, particularly along the river corridor and to the north / north east, where the landscape is at risk of rapid loss of character and quality.

Six of the location options; SFb, SFd, SFe, SFg, SF5 and SF8 include areas within flood zone 3. Other options, in particularly SF1 and SF2 may have flood impacts further downstream due to the existing natural drainage system. Development at SF11 and SF12 may require investigation into drainage of these sites.

Due to the proximity of some of Stafford to the Cannock Chase Special Area of Conservation (SAC), a full Appropriate Assessment will be required for all options, in order to investigate possible negative impacts and mitigation measures. Possible negative impacts are outlined in the ii 'Habitat Regulations Assessment' section.

Of the town centre options for office and retail development, all options offer positive impacts in terms of access, using previously developed land, boosting employment and local economy.

For several options, there are issues of town character, in particular the Conservation Area and for SFTC-T2 there may be impacts on the adjacent Kingsmead Local Nature Reserve. Due to existing flood issues within Stafford town, it is unsure what impacts increased development would have as many areas within the town centre are affected by flood zones 2 and 3.

## Stone

By providing sufficient employment alongside housing, the Stone options can achieve sustainability. No option stands out in terms of being completely sustainable, as all will have similar identified negative and positive impacts. Location options SN3, SN4 and SN5 have less negative impacts identified, but still have issues of landscape impact and loss of greenfield land.

In terms of the historic environment, location options SN3, SN4 and SNa are located in areas of highest sensitivity.

Development to the west of Stone needs to consider natural landscape objectives of landscape restoration and to the south and southeast objectives of landscape maintenance. Land to the west of Stone is considered to be of highest landscape sensitivity.

One option, SNa includes an area within flood zone 3, with SN5 lying adjacent to the flood zone.

Of the town centre options for office and retail development, all options offer positive impacts in terms of access, use of previously developed land, providing services to the local and rural area and also contributing towards the local economy and employment levels. For one location option, SNTC-T5 there is an issue of flood risk and a Flood Risk Assessment may be required. All town centre location options could have an impact on the Stone Conservation Area, and any development should be in line with actions listed in the adopted Stone Conservation Area Appraisal.

## Gnosall

Whilst Gnosall offers a range of services and facilities, there are limited employment opportunities. It may be appropriate to consider some of the location options, in particular GN3 and GN4 for employment. It may also be appropriate to retain, enhance and provide public access at the existing open space at Gnosall Heath to cater for recreation needs of an increased population.

In terms of the historic environment, location options GN2, GN4, GN5, GN8 and GN9 are located in areas of highest sensitivity.

Development to the north of Gnosall needs to consider natural landscape objectives of landscape maintenance and to the south objectives of landscape enhancement. All land surrounding Gnosall is considered to be of highest landscape sensitivity, with land to the north / north west and south / south west at risk of rapid loss of character and quality.

### iii Appraisal of alternatives

One location option, GN8 includes an area within flood zone 3, with GN5 lying adjacent to the flood zone.

#### **Eccleshall**

Housing development in Eccleshall may be appropriate due to services, facilities and proximity to Raleigh Hall Industrial Estate. It may be appropriate to provide additional open space and recreational facilities, especially in accessible locations.

In terms of the historic environment, location option EC2 is located in the area of highest sensitivity. Location option EC5 is adjacent to Eccleshall Conservation Area.

Development to the east of Eccleshall needs to consider natural landscape objectives of landscape restoration and to the west objectives of landscape maintenance. Land to the west of Eccleshall is considered to be of highest landscape sensitivity.

No options lie within flood zone 3, although there may be flood, drainage and water quality issues to the north of the settlement, and so a Flood Risk Assessment may be required for location option EC1.

#### **Great Haywood and Little Haywood and Colwich**

All development needs to be of a high quality design in order to protect and enhance the Conservation Areas, the Cannock Chase AONB and Shugborough Park and Garden.

In terms of the historic environment, location options GN2, GN3, LH1 and LH2 are located in areas of highest sensitivity.

Development between the Haywoods needs to consider natural landscape objectives of landscape maintenance and to the north objectives of landscape regeneration and enhancement.

Land to the west of The Haywoods is considered to be of highest landscape sensitivity.

Whilst no options lie within flood zone 3, it may be appropriate to investigate local flood, drainage and sewage systems, which have been raised as an issue.

#### **Hixon**

The development options in Hixon provide some opportunity to use brownfield land. Hixon only has a basic level of services and facilities compared to the other larger villages, and so additional services, such health care and a more frequent bus service may be required.

In terms of the historic environment, location options HI1, HI2, HI3 and HI4 are located in areas of highest sensitivity.

Development to the west of Hixon needs to consider natural landscape objectives of landscape regeneration and to the east objectives of landscape enhancement. Land to the west of Hixon is considered to be of highest landscape sensitivity.

No options lie within flood zone 3.

#### **Haughton**

Haughton has good transport links and public transport to Stafford and Newport, along with a suitable level of services and facilities.

In terms of the historic environment location options HN1, HN2, HN3, HN5 and HN6 are located in areas of highest sensitivity.



Development to the north of Haughton needs to consider natural landscape objectives of landscape restoration, maintenance and enhancement and to the south objectives of landscape enhancement. Land to the west is considered to be at risk of rapid loss of character and quality.

Whilst no options lie within flood zone 3, further investigation into localised flooding and drainage issues to the north of the settlement may be required.

### **Weston**

Weston has reasonable services and facilities and this location option is considered to be of low sensitivity in terms of the historic landscape. Areas of high historic landscape sensitivity are within the existing built up area of Weston and so development needs to be of high quality design.

Development at location option WT1 needs to consider natural landscape objectives of landscape regeneration.

Whilst this is the only location surrounding the village west of the A51 which does not lie within the flood zone, possible impacts should still be investigated.

### **Woodseaves**

Whilst Woodseaves has some services and facilities, if the majority of development options took place additional services and facilities, such as healthcare, open space and recreation and an improved bus service should be considered.

Development on the edge of Woodseaves needs to consider natural landscape objectives of landscape maintenance and to the north / north east objectives of landscape regeneration. The majority of land surrounding Woodseaves is considered to be of highest landscape sensitivity, with land to the south / south east considered at risk of rapid loss of character and quality.

No options lie within flood zone 3.

### **Yarnfield**

This development, whilst providing housing on previously developed land, would result in loss of employment, requiring people to travel elsewhere for work. Depending on the scale of development, there may be issues of sewage treatment and flooding in the settlement, which have been raised in the past. Improvements to the local bus service should be considered.

### **Tittensor**

Developing these location options for housing would involve using previously developed land but would result in loss of employment. Tittensor does have good transport links to larger settlements.

Development would need to consider providing open space and mitigation measures for biodiversity along with impacts on the adjacent flood zone.

### **Industrial Area Options**

Development at Ladfordfields would be an extension to the existing industrial estate. There is currently no public transport to the site and this should be addressed. This site contains water features, which could have biodiversity value.

Development at Raleigh Hall would be an extension to the existing industrial estate, which may provide employment for the rural areas of the Borough. Although there is a bus service to Raleigh Hall, a more regular service / green travel plans could help reduce the need to travel by car. This area contains some water and tree features, which may have biodiversity value.

### iii Appraisal of alternatives

#### **Options taken forward**

Following the consultation and Sustainability Appraisal process the following Spatial Strategy has been taken forward in The Plan for Stafford Borough - Draft Publication:

#### Key Urban Centres

Stafford Borough will accommodate new growth and investment over the plan period to enable it to flourish and provide a place where people want to live and work. Throughout the Borough, provision will be made for the development of at least 500 dwellings per year over the plan period, including military housing requirements and provision for gypsies as well as 8 hectares per year of employment land to provide for the future needs and prosperity of residents (refer to Appendix 1 for more details). The Borough Council will ensure that the majority of future development will be delivered to the most sustainable locations and will work together with its partner organisations to ensure that the required level of infrastructure and facilities are delivered to the following areas:

- Stafford
- Stone

Strategic Development Locations (SDLs) at the main urban centres of Stafford and Stone will be delivered on a phased basis to ensure a consistent delivery of houses for the Plan period is achieved, having regard to the necessary infrastructure and environmental requirements. SDLs may be brought forward from a later phasing period where this would not undermine the delivery of sustainable development, including the availability of infrastructure. Development in Stone may be phased later in the Plan period where the cumulative completion rates for the Borough exceed 500 new homes per year.

#### Existing Towns and Villages

The smaller rural villages comprise the key rural settlements and should continue to serve their local populations through the diverse range of services and facilities they provide. These villages could be suitable for a small amount of new development facilitated by minor amendments to Residential Development Boundaries through the neighbourhood planning process or a subsequent Site-specific Allocations and Policies Development Plan Document where local need arises to support rural sustainability and maintain local services.

Proposals for housing development or redevelopment within a defined Residential Development Boundaries of existing towns and villages will be acceptable subject to the provision of other relevant policies and should:

- i. Be accessible to everyone, regardless of mobility requirements;
- ii. Where appropriate ensure adequate vehicular, pedestrian and cycle access, as well as cycle and short stay parking facilities on the site; and
- iii. Not adversely affect the residential amenity of the locality.

#### The Countryside

The countryside will be protected for its own sake. New development in the countryside will be restricted beyond Residential Development Boundaries to housing essential for farming, forestry or the operation of a rural based enterprise; or housing meeting the rural exception policy.

The following location options have been taken forward:

North of Stafford (made up of previous location options SF-1, SF-2 and SF-h)

West of Stafford (made up of previous location options SF-11, SF-12 and SF-F and land opposite SF-F and land north of Doxey not previously appraised)

East of Stafford (made up of previous location options SF-4, SF-c and existing housing allocation HP11)

West and South of Stone (made up of previous options SN-4 and SN-b)

North of Ladfordfields (made up of previous location option LA-c)

Raleigh Hall (made up of previous location option RH-b)

Stafford Town Centre boundary alteration (incorporating previous options SFTC-T2, STC-T3, SFTC-T4, SFTC-T6, SFTC-T9 and SFT10)

Stone Town Centre boundary alteration (incorporating previous option SNTC-T5 Land south of Crown Street)

\* It should be noted in this Sustainability Appraisal Report that planning applications have been approved for new housing development at location option EC-4 (Land north of Community Centre at Trinity Road, Eccleshall) for approx 80 dwellings and at location option YN-1 (Land at BT Training Centre, north of Yarnfield) for 300 dwellings. Both of these options have been previously appraised.

The following location options have not been taken forward:

Stafford	Stone
SF-3 Land north & south of Tixall Road	SN-1 Land north of Pingle Lane
SF-5 Land east of Fairway	SN-2 Land north of Lichfield Road
SF-6 Land east of Stockton Lane	SN-3 Land south of Eccleshall Road
SF-7 Land east of Cannock Road A34	SN-5 Land north of A34 at The Fillybrooks
SF-8 Land west of Cannock Road A34 and east of River Penk	SN-a Land between A51 Stone bypass and A34 Stafford Road
SF-9 Land west of Wolverhampton Road A449	
SF-10 Land south of School Lane, Rickerscote and west of River Penk	
SF-a Land east of Beaconside	
SF-b Land west of Tollgate Drive	
SF-d Land east of Fairway	
SF-e Land east of Wolverhampton Road A449	
SF-f Land east of Kingsway	
SF-g Land south of Creswell Grove	

## iii Appraisal of alternatives

<b>Stafford</b>	<b>Stone</b>
SF-h Land west of A34 Stone Road	
SF-i Land east of A34 Stone Road	
<b>Gnosall</b>	<b>Woodseaves</b>
GN-1 Land north of Gnosall	WO-1 Land north of Dicky's Lane
GN-2 Land east of Gnosall within the Audmore Loop	WO-2 Land south of Stafford Road
GN-3 Land east of Gnosall, north of Stafford Road	WO-3 Land east of Newport Road
GN-4 Land south of Stafford Road and east of Lowfield Lane	WO-4 Land south of Moscow Lane
GN-5 Land at Gnosall Heath, east of Cowley Lane	WO-5 Land west of Newport Road
GN-6 Land at Gnosall Heath, west of Cowley Lane	WO-6 Land south of The Green
GN-7 Land at Gnosall Heath, south of dis-used railway and east of Plardiwick Road	WO-7 Land north of The Green
GN-8 Land west of Gnosall, north west of Brookhouse Road	<b>Weston</b>
GN-9 Land north of Gnosall, north east of Knightley Road	WN-1 Land south of Green Road
Great Haywood & Colwich and Little Haywood	<b>Haughton</b>
GH-1 Land west of Main Road	HN-1 Land west of Station Road
GH-2 Land south of A51 and adjacent to Little Tixall Lane	HN-2 Land east of Station Road
GH-3 Land east of Main Road and north of The Ring	HN-3 Land east of Brazenhill Road
LH-1 Land north of Main Road and west of Coley Lane	HN-4 Land north of Rectory Lane
LH-2 Land south of A51 and west of Coley Lane	HN-5 Land east of Park Lane
	HN-6 Land west of Park Lane
<b>Tittensor</b>	<b>Eccleshall</b>
TT-1 & TT-2 Land at Bassett's Transport, east of A34 Stone Road	EC-1 Land north of Stone Road
<b>Ladfordfields</b>	EC-2 Land east of Eccleshall between Stafford Road and Stone Road
LA-a Land south of Bridle Lane	EC-3 Land south of Eccleshall adjacent to Green Lane
LA-b Land north of Woodseaves Road	EC-5 Land west of Eccleshall between Shaws Lane and Church Street
<b>Raleigh Hall</b>	
RH-a Land off Cold Meece Road	

Stafford	Stone
Hixon	Hixon Employment Options
HI-1 Land east of Stowe Lane	HI-a Land between London Road and Church Lane
HI-2 Land north of Puddle Hill	HI-b Land west of Church Lane
HI-3 Land south of Puddle Hill	HA-a Land west of Stowe Lane
HI-4 Land north of Egg Lane	HA-b Land west of Hixon Airfield Industrial Estate Road
HI-5 Land east of Church Lane	HA-c Land north of New Road
HI-6 Land west of Stowe Lane	

The reasons for not taking forward options in the settlements identified in the spatial strategy are:

Stafford Southern Direction of Growth:                      Location options SF-7, SF-8, SF-9, SF-10 & SF-e

- A major new road scheme required (Southern Distributor Road) at significant cost to cross floodplain areas, the River Penk and the Staffordshire & Worcestershire Canal Conservation Area, whilst being reliant on the Eastern Distributor Road, which has limited evidence of solving Stafford's existing transport problems. Significant uncertainty about developer viability for scheme.
- Lack of proximity to local employment areas
- Potential impact on the Cannock Chase Special Area of Conservation, Biodiversity Alert Site (adjacent to Wildwood), River Penk corridor and associated waterways
- Landscape at risk of rapid loss of character and quality with potential impact on the setting of the West Midlands Green Belt and the Cannock Chase Area of Outstanding Natural Beauty
- Mid level Historic Environmental Character Value with a small area of high Historic Environmental Character Value, adjacent to Walton-on-the-Hill Conservation Area, thus some impact from new development.
- Significant waste water treatment upgrades required together with a local electricity sub-station and re-inforced water supply network
- Location option SF-8 would need to be allocated through the South Staffordshire District Council Core Strategy, being in the neighbouring administrative area
- The area forms part of the River Penk floodplain and part of the River Penk and Staffordshire & Worcestershire Canal corridors
- Key landowner of location option SF-10 is unwilling to release land for housing and employment development
- Access difficulties for location option SF-9
- The Environment Agency has identified location options SF-9 & SF-10 for further flood risk investigation work through a Level 2 Strategic Flood Risk Assessment (SFRA2).
- SF-7 may also need to be assessed dependant on the extent of development boundaries.

Eastern Direction of Growth:                      Locations SF-3, SF-5, SF-6, SF-d

- A major new road scheme required (Eastern Distributor Road) at significant cost to cross the River Trent, the canal and floodplain areas which has limited evidence of solving Stafford's existing transport problems by simply re-distributing pressure point locations. Significant public sector investment would be needed.
- Proximity of Location SF-3 to the Branscote Sewage Treatment Works
- Significant nature conservation assets including Baswich Meadows Site of Special Scientific Interest (SSSI) and Kingston Pool Covert Local Nature Reserve (LNR).

### iii Appraisal of alternatives

- Highest Historic Environmental Character Value with significant impact from new development including parts of the Tixall Park Estate and St Thomas' Priory Scheduled Ancient Monument, Staffordshire & Worcestershire Canal Conservation Area.
- Landscape at risk of rapid loss of character and quality
- Clean water supply and foul water infrastructure requirements
- Location SF-6 is on prominent high ground and has implications for delivering the Eastern Distributor Road
- The Environment Agency has identified Location SF-5 for further flood risk investigation work through a Level 2 Strategic Flood Risk Assessment (SFRA2).

#### Northern Direction of Growth:            Locations SF-a, SF-b, SF-h

- Major electricity sub-station (£3million), gas infrastructure and waste water treatment upgrades required to bring forward new development
- Existing flooding issues on Marston and Sandyford Brooks as well as surface water run-off issues
- Ecological and biodiversity importance, including Marston Brook

#### Stone Eastern Direction of Growth:            Location Options SN-1 & SN-2

- New road viability is a very significant threat.
- Increased traffic volumes and pressure to access Stone town centre
- High landscape value area affected by locations options SN-1 and SN-2.
- Protected species are present.
- Responses to the public consultation raised concerns about surface water run-off at location option SN-1 and the new flood alleviation scheme.
- The Environment Agency has identified location option SN-1 for further flood risk investigation work through a Level 2 Strategic Flood Risk Assessment (SFRA2).

#### Stone Western Direction of Growth:            Location Options SN-3, SN-5, SN-a & SN-b

- Existing road infrastructure can be used to provide development off the B5026 Eccleshall Road but would require enhancement of A34 junction
- Further extension toward M6 motorway
- Mid level Historic Environmental Character Value thus some impact from new development and high value immediately to the north.
- There are protected species present.
- Responses to the public consultation raised concerns about surface water run-off at location option SN-3 affecting existing properties.
- The Environment Agency has identified location options SN-5 may need to be assessed dependant on the extent of development boundaries.

The Draft Publication through the identification of amended town centre boundaries means the following options previously identified have not be taken forward as areas within an identified town centre boundary.

Stone Town Centre Option	Stafford Town Centre Options
SNTC-T1 Land south of Christchurch Way	SFTC-T1 Land at corner of Chell Road and Glover Street
SNTC-T2 Land on corner of Newcastle Street	SFTC-T5 Land south of Broadeye
SNTC-T3 Land south of Newcastle Street	SFTC-T7 Land south of Tenterbanks
SNTC-T4 Land north of Crown Street	SFTC-T8 Land at corner of Station Road and Newport Road

Stone Town Centre Option	Stafford Town Centre Options
SNTC-T6 Land south of Abbey Street	

### Policy alternatives

No Core Policy or Development Management policy alternatives have been considered. It is proposed that alternatives suggested through consultation will be appraised in the subsequent sustainability appraisal stage.





## iv Monitoring Table

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To create high, stable and equitable levels of employment	Employment rate	NOMIS	Annually July – June	Significant decrease in employment rate	Consideration of allocating additional employment sites
	Amount of employment land lost to residential development	Annual Monitoring Report	Annually April – March	Significant increase in employment land lost to residential development	Consider change in policy to offer employment land greater protection
	% Increase in total VAT registered businesses	Audit Commission	Annually	Decrease in total VAT registered businesses	Further study into employment land and infrastructure?
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	Amount of floorspace by employment type which is on Previously Developed Land	Annual Monitoring Report	Annually April – March	Significant decline in employment on previously developed land	Consider revising site allocations
	Amount of completed retail, office and leisure development	Annual Monitoring Report	Annually April – March	Development not meeting targets set out in the Development Strategy	Consider ways of delivering retail, office and leisure development including Area Action Plans and revising site allocations
	Amount of completed retail, office and leisure development in town centres				
	% of land that is derelict	ODPM	Annually	Increase in % of land that is derelict	Review target for development on PDL
	% of vacant units in town centres	GOAD	Annually	Increase in % of units in town centres	Consider Area Action Plan for Town centres

## iv Monitoring Table

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	% of empty homes	The Empty Homes Agency	Annually	Increase in % of empty homes	Work with housing agencies to ensure empty homes are brought back into use
	Rank of town centres	British Retail Consortium	Annually	Stafford town centre falls in rank of town centres	Consider Area Action Plan for town centre
To support the needs of the local rural economy and communities	% of dwellings within 350 metres of 30 minute bus route	Staffordshire County Council monitoring	Annually April – March	Decrease in % of dwellings within 350 metres of 30 minute bus route	Work with delivery agencies to ensure the delivery of adequate services and facilities
	Number of planning permissions granted contrary to advice of Environment Agency	Annual Monitoring Report	Annually April - March	Planning permissions granted contrary to advice of EA	Review of flood risk policy and Strategic Flood Risk Assessment
To ensure that everyone has the opportunity of a decent and affordable home	Number of affordable housing completions	Annual Monitoring Report	Annually April – March	Significant decline in affordable housing completions	Alterations to thresholds for affordable housing
	Affordability Ratio – House price / earnings	Audit Commission	Annually	Significant increase in affordability ratio	Alterations to thresholds for affordable housing
To ensure that everyone has the opportunity of a decent and affordable home	Number of unfit dwellings	Housing Improvement Programme (HIP) returns	Annually	Significant increase in number of unfit dwellings	Consider ways of improving the current housing stock
	Homelessness	CLG	Annually	Significant increase in number of homeless households	Consider ways of reducing levels of homelessness

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To improve opportunities for access for all to work, education, health and local services	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres	Annual Monitoring Report	Annually April – March	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision
	Index of Multiple Deprivation	Office of National Statistics	2004	Increase in population living in areas of high deprivation	Consideration of site allocations, developer contributions and public transport provision
	Access to Services	Commission for Rural Communities	Annually	Significant loss of services	Consideration of policy review to offer greater protection of services
To reduce and prevent crime, and reduce the fear of crime	Number of notifiable crimes per 1,000 population	Staffordshire Police		Significant increase in number of notifiable crimes per 1,000 population	Production of design SPD
To reduce the impact of noise and light pollution	Number of IPPC breaches recorded	Environment Agency	Uncertain – Annually	Increase in number of IPPC breaches recorded	Review of Development Control policies and possible production of SPD on design and building standards
To improve health, safety and well-being across the whole community	Area of outdoor sport provision	PPG17 Assessments	In line with LDF review	Decrease in are of outdoor sport provision and open space	Use of planning obligations and conditions. Review of open space policy

## iv Monitoring Table

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To reduce societal contributions to climate change	Renewable energy capacity installed by type	Annual Monitoring Report	Annually April – March	Required sites are not delivering 10% on-site renewable energy	Possible change in planning obligations or renewable energy targets and policy
	% of household waste used to recover heat, power and other energy sources	AC Knowledge and Data – only measured at County level	Annually	No increase in % of household waste used to recover heat, power and other energy sources	Consideration of allocating sites for delivering renewable energy
	Total emissions of CO2	Defra – Nuts4 data	Annually	Significant increase in CO2 emissions	Increase the onsite renewable energy requirement, stronger emphasis on sustainable locations
To reduce societal contributions to climate change	Overall % improvement in domestic energy efficiency	Defra	Annually April – March	Decline or reduction in growth of energy efficiency	Work with infrastructure and delivery agencies to consider ways of improving energy efficiency
	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres	Annual Monitoring Report	Annually	Significant development not being delivered within 30 minutes public transport time of services.	Consideration of site allocations, developer contributions and public transport provision
	% of new development incorporating water efficiency techniques	Not currently monitored	Not currently monitored	No new developments deliver water saving techniques	Consider amendments to planning policy to require water saving techniques

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To protect and enhance biodiversity	% of new homes meeting code for sustainable homes standard	Not currently monitored	Not currently monitored	New developments not meeting code for sustainable homes standards	Consider ways of improving the sustainability rating of new homes
	Change in priority habitats and species	Annual Monitoring Report	Annually April – March	Condition gets worse	Consider ways of improving biodiversity protection and enhancement
To protect and conserve soil	Change in areas designated for their intrinsic environmental value	Natural England	Annually	Condition gets worse	
	Percentage of SSSI's in 'favourable' condition	Natural England	Annual (However EN rolling cycle of 6 years)	Condition gets worse	
To protect and conserve soil	To achieve targets as set out in the Staffordshire Biodiversity Action Plan (SBAP)	The Wildlife Trust	Unknown, most recent survey in 2002	Condition gets worse	
	% of new and converted dwellings on previously developed land	Annual Monitoring Report The Housing Monitor: Land for New Homes	Annually April – March	Significant decline in % of new dwellings on previously developed land	Consider phasing or alternative release of allocated sites along with allocating alternative sites for housing development
To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity and achieving sustainable water resource management.	Number of planning permissions granted contrary to advice of Environment Agency	Annual Monitoring Report	Annually	Planning permissions granted contrary to advice of Environment Agency	Consider revising water resources policy, including the requirement for sustainable drainage techniques

## iv Monitoring Table

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
	% of rivers with good biological / chemical records	Defra	Annually	No reasonable improvements achieved in plan period	Investigation of water saving techniques and control of waste water as close to the source as possible
	% of new development incorporating water efficiency techniques	Not currently monitored	Not currently monitored	No new developments deliver water saving techniques	Consider amendments to planning policy to require water saving techniques
To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.	Number / % of Listed Buildings and Scheduled Ancient Monuments at Risk	English Heritage	Annually	Increase in the number of buildings at risk	Consider ways of improving buildings at risk
To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.	Provision of accessible natural greenspace	Not currently monitored	Not currently monitored	Limited delivery of accessible natural greenspace	Consider ways of improving provision of accessible natural greenspace
To create a sense of community identity and belonging	Population change	Staffordshire County Council	Annually	Significant decrease in population	Investigate patterns of population change and relationship with housing and employment

SA Objective and Policy	Indicator and Policy linked to significant effect	Where does monitoring data come from?	How often is data monitored?	When action should be considered? (Will depend on policy identified)	What action should be considered?
To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	% of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area	Audit Commission	Annually	Significant increase in % of residents who think this is a problem in their local area.	Investigate ways to 'design out crime' through the planning process.





## v Habitat Regulations Assessment and Strategic Flood Risk Assessment

### Habitat Regulations Assessment

Stafford Borough Council, in partnership with Cannock Chase District Council, South Staffordshire District Council and Lichfield District Council have carried out the first stage of the Habitat Regulations Assessment process, the screening report, in relation to possible impacts on Cannock Chase Special Area of Conservation (SAC). The report stated that it is not certain at this stage to confirm, that the individual authorities plans, in combination with other plans and projects will not have a negative impact on the Cannock Chase SAC. In particular, the following possible negative impacts were identified:

- Air quality
- Recreational pressure
- Water quality

A more detailed assessment, looking at these possible impacts and mitigation measures is currently being progressed and the outcome will be reported in revised SA report, expected alongside The Plan for Stafford Borough - Publication document.

A separate screening report to investigate possible impacts on the following Natura 2000 sites is currently being progressed and the outcome will be reported in the revised SA report:

- Chartley Moss SAC
- Pasturefields Salt Marsh SAC
- Cop Mere Ramsar
- Aqualate Mere Ramsar
- Motte Meadows SAC

### Strategic Flood Risk Assessment

Planning Policy Statement 25 (PPS25) Development and Flood Risk, states that the Sustainability Appraisal of Local Development Documents should incorporate or reflect the planning authority's Strategic Flood Risk Assessment (SFRA), to ensure that the planning strategies for the area support the Government's objectives for development and flood risk.

Stafford Borough has appointed consultants to carry out a joint SFRA with several authorities within Staffordshire. Whilst the results of the assessment have been reported in a separate document, information has been drawn on when assessing policy and strategic location development options through the Sustainability Appraisal process.



## vi Evidence Base

Where appropriate information from the LDF evidence base has been drawn on to assist with the appraisal process:

### • Housing

- [The Housing Monitor: Land for New Homes](#)
- [North Housing Market Area Gypsy and Traveller Accommodation Needs Assessment](#)
- [Strategic Housing Land Availability Assessment \(SHLAA\)](#)
- [Housing Market Areas Assessment](#)
- [5 Year Housing Land Supply Statement](#)

### Employment and the Economy

- [Employment Land Review](#)
- [National Land Use Database](#) (Homes and Communities Agency website)

### Retail/Town Centres

- [Town Centre Capacity Assessment \(Retail, Office and Leisure\) and appendices](#)
- [Stafford Town Centre Study 2000](#)

### Community

- [Settlement Assessment of Services and Facilities](#)
- [Key Stakeholder Discussions: Parish Meetings](#)

### Transport

- [Local Transport Plan 2006 - 2011](#)

### Climate Change

- [The Strategic flood-risk assessment \(SFRA\) Prepared jointly alongside Lichfield District Council, Staffordshire Moorlands District Council and Tamworth Borough Council](#)
- [Water Cycle Study and Surface Water Management Plan](#)
- [Renewable Energy Study](#)

### Tourism, leisure & recreation

- [Planning Policy Guidance Note 17 \(PPG17\) 'Planning for Open Space, Sport and Recreation' Assessment](#)

### Environment & landscape

- [Green Infrastructure Strategy](#)
- [Landscape and Countryside Character Assessment](#)
- [Habitats Regulations Assessment \(Appropriate Assessment\)](#)
- [Stafford Borough Local Development Framework Ecological Desk Study 2008](#)
- [Cannock Chase AONB Management Plan](#)
- [Staffordshire Biodiversity Action Plan](#)

### Historic Environment

- [Historic Environment Character Assessment for Stafford Town \(April 2009\)](#)
- [Historic Environment Character Assessment for Stone \(July 2009\)](#)

- [Historic Environment Character Assessment for Haywoods \(July 2009\)](#)
- [Historic Environment Character Assessment for Eccleshall \(August 2009\)](#)
- [Historic Environment Character Assessment for Gnosall \(August 2009\)](#)
- [Stafford Town Centre Conservation Area Appraisal](#)
- [Stone Conservation Area Appraisal](#)

#### **Infrastructure**

- [Stafford Borough Infrastructure Strategy: Stage 1 Final Report \(July 2009\)](#)
- [Key Stakeholder Discussions: Statutory Agencies & Utilities](#)
- [Water Cycle Study and Surface Water Management Plan](#)

#### **Other**

- [Annual Monitoring Report](#)
- [Census Information](#) - Local information and data on Stafford Borough from the 2001 Census

## vii List of consultees

The following organisations and individuals responded to the Sustainability Appraisal Scoping Report:

- Sport across Staffordshire and Stoke-on-Trent
- Mr Tim Midgeley
- Advantage West Midlands
- Local Agenda 21, Stafford Borough Council
- Natural England
- Environment Agency
- Stafford Gospel Hall Trust
- English Heritage

The following organisations and individuals responded to the Sustainability Appraisal Commentary Volume 1:

- English Heritage
- Mr James Eld
- Centro - WMPTA
- Government Office for the West Midlands
- CAMRA
- The Environment Agency

The following organisations and individuals responded to the Sustainability Appraisal Commentary Volume 2:

- Environment Agency
- Mrs Lindsay von Elbing
- Stuart Mellenchip
- Eccleshall Parish Council
- Mrs Alison Vaughan
- Evans, Stott & Boote Families, c/o First City Ltd
- B B Apps
- Ms Amanda Margetson

Details of the responses to SA documents can be found on the [consultation homepage](#)

