

# Sustainability Appraisal Commentary Volume 2 for The Plan for Stafford Borough: Issues and Options





## Contents

Non-technical summary	
<b>Non-technical Summary</b>	<b>1</b>
<b>What is the LDF?</b>	<b>1</b>
<b>What is Sustainability Appraisal?</b>	<b>1</b>
<b>Why carry out Sustainability Appraisal?</b>	<b>1</b>
<b>What is the Sustainability Appraisal Framework?</b>	<b>1</b>
<b>What are the Main Stages of SA?</b>	<b>1</b>
<b>Summary of SA Commentary findings</b>	<b>2</b>
<b>Next Steps</b>	<b>4</b>
<b>How can I get involved?</b>	<b>4</b>
<b>1 Introduction</b>	<b>1</b>
<b>2 Sustainability Appraisal &amp; The Development Plan Document Process</b>	<b>3</b>
<b>2.1 Scoping Report</b>	<b>4</b>
<b>2.2 B2 Developing the DPD Options</b>	<b>5</b>
2.2.1 Sustainability Appraisal Commentary Volume 1	7
<b>3 Sustainability Appraisal Framework</b>	<b>9</b>
<b>3.1 Sustainability Appraisal Objectives</b>	<b>10</b>
<b>3.2 Key Sustainability Issues</b>	<b>26</b>
<b>4 Plan Objectives</b>	<b>28</b>
<b>5 Broad Location Options</b>	<b>36</b>
<b>6 Summary and Recommendations</b>	<b>39</b>
<b>7 Next Steps</b>	<b>44</b>
<b>Appendices</b>	

## Contents

<b>i Appraisal of Options</b>	<b>45</b>
<b>Stafford Options</b>	<b>46</b>
Stafford Town Centre Options	51
<b>Stone Options</b>	<b>54</b>
<b>Little Haywood and Great Haywood</b>	<b>58</b>
<b>Gnosall Options</b>	<b>59</b>
<b>Eccleshall Options</b>	<b>62</b>
<b>Hixon Options</b>	<b>64</b>
<b>Haughton Options</b>	<b>67</b>
<b>Weston Option</b>	<b>68</b>
<b>Woodseaves Options</b>	<b>69</b>
<b>Employment Location Options</b>	<b>70</b>
<b>Yarnfield Housing Location Option</b>	<b>72</b>
<b>Tittensor Housing Location Option</b>	<b>73</b>
<b>ii Habitat Regulations Assessment</b>	<b>74</b>
<b>iii List of consultees</b>	<b>75</b>

## Non-technical Summary

### Non-technical Summary

#### What is the LDF?

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.

#### Why carry out Sustainability Appraisal?

Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive. This means that Stafford Borough Council must carry out a Sustainability Appraisal.

#### 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 SA?

There are 5 stages to the SA process.

## Non-technical Summary

**Stage A** Setting the context, objectives, baseline and scope for the SA (Scoping Stage). This stage highlights how planning policies will be appraised, and is set out in what is called the Scoping Report.

**Stage B** Developing and refining plan options. This stage uses the framework set out in the Scoping Report to appraise planning policy options. The SA Commentary Report will highlight which option is most sustainable and how it can be improved.

**Stage C** Appraisal of the social, economic and environmental effects of the plan. This stage is similar to Stage B, it appraises the preferred planning policy and will state if the policy could be improved to be more sustainable. This is set out in a document called the Sustainability Appraisal Report.

**Stage D** Consulting on the plan and the SA Report - At this stage we will ask people if they think the SA is correct, or if they think the policy could be made more sustainable.

**Stage E** Monitoring the implementation of the plan - It is important for planning policies to be monitored, to make sure that they are sustainable and to check there are no negative impacts.



### Summary of SA Commentary findings

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

## Non-technical Summary

3. 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**

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
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

Whilst it is difficult to appraise broad locations without specific site details, the following recommendations / development principles apply to all of the options for housing, employment, retail and office development:

- 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

## Non-technical Summary

- 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

### Next Steps

The results of this Sustainability Appraisal Commentary Volume 2, 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 select preferred policies and locations for development and these will be appraised in more detail in the Sustainability Appraisal Report.

### How can I get involved?

You can get involved in any of the SA stages, in particular we seek comments on the:

- Key Sustainability Issues
- Sustainability Appraisal Framework
- Sustainability Appraisal Objectives
- Appraisal of development strategy options
- Recommendations for policy

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** Plan making has always involved choices between different options for handling issues such as housing, transport, employment and the environment. Sustainability Appraisal (SA) provides a tool for helping authorities to identify sustainable approaches for dealing with key planning issues and environmental concerns.

**1.2** In 1999 the Government set out four central aims for achieving Sustainable Development in 'A Better Quality of Life: A Strategy for Sustainable Development in the UK.' (DETR, 1999). The four aims are as follows:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

**1.3** To meet these aims 'Securing the Future – A UK Government Sustainable Development Strategy 2005' <sup>(1)</sup> presents the following guiding principles to bring together and build on existing principles in order to set out an overarching approach for Sustainable Development.

- Living with environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

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

**1.5** Sustainability Appraisal will apply to both types of Local Development Documents prepared by the Council, allowing Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) to be appraised to determine whether they are likely to make a positive contribution to sustainable development objectives, and not just minimisation of adverse impacts. In the case of Development Plan Documents requiring both SA and Strategic Environmental Assessment (SEA) the SEA requirements will be incorporated into the SA reports.

**1.6** 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”.

1 (Defra, 2005)

## 1 Introduction

**1.7** 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 Commentary will refer to the Directive as the SEA Directive.

**1.8** 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.

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

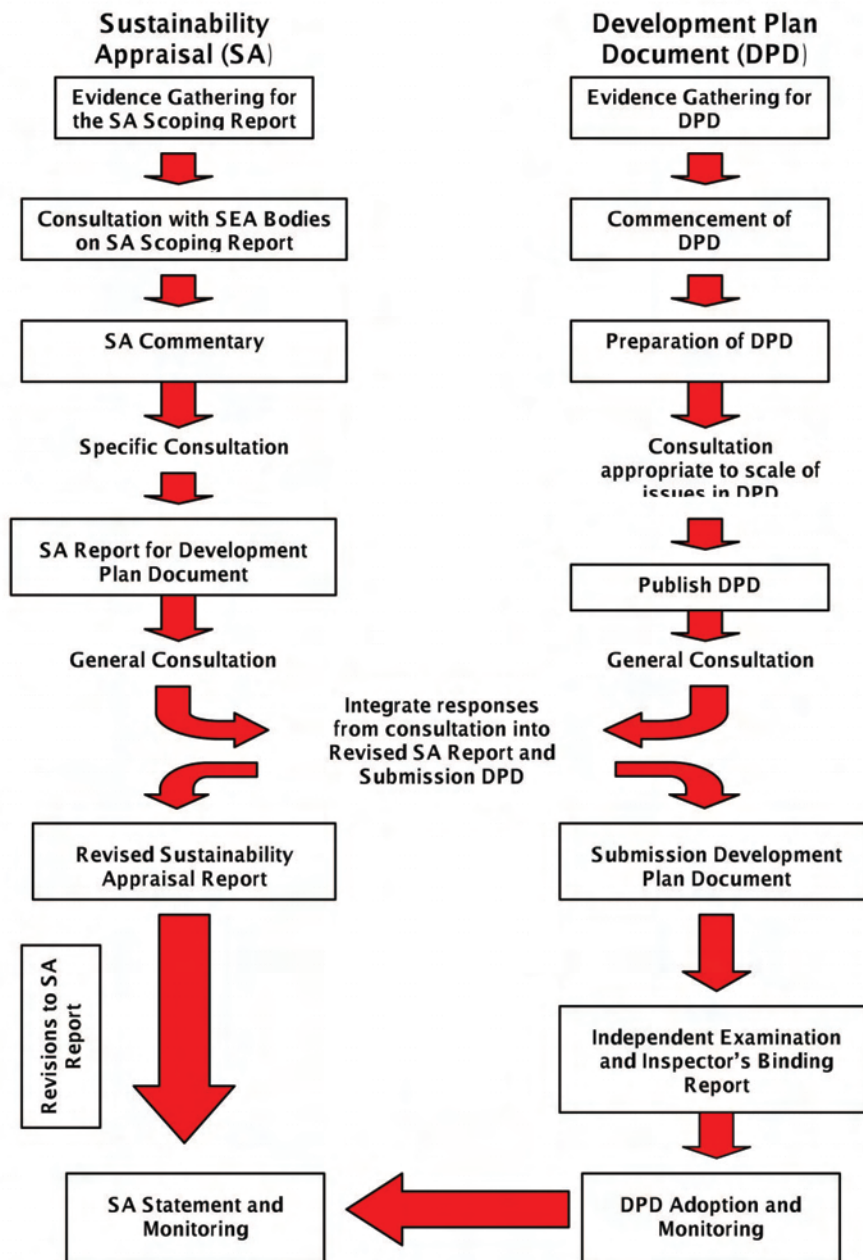
- Preparing an environmental report on the likely significant effects;
- Preparing an environmental report on the likely significant effects of the draft plan;
- Carrying out consultation on the draft plan and the accompanying environmental report;
- Taking into account the environmental report and the 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.

**1.10** 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.

## Sustainability Appraisal & The Development Plan Document Process 2

### 2 Sustainability Appraisal & The Development Plan Document Process

Figure 1 Sustainability Appraisal and the DPD 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 Sustainability Appraisal & The Development Plan Document Process

**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. 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.

**2.5** 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

**2.6** 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

## Sustainability Appraisal & The Development Plan Document Process 2

- Safer Places: The planning system and crime prevention
- 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 B2 Developing the DPD Options

**2.7** The Sustainability Appraisal Commentary (both the previous Volume 1 and this Volume 2) covers the second stage of the Sustainability Appraisal process, Stage B2 – Developing the DPD Options. The SA Commentary also covers the following SA processes:

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

**2.8** 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.

**2.9** 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.

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> </ul>

## 2 Sustainability Appraisal & The Development Plan Document Process

Topic Area	Development Strategy
	<ul style="list-style-type: none"> <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> <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> </ul>

## Sustainability Appraisal & The Development Plan Document Process 2

Topic Area	Development Strategy
	<ul style="list-style-type: none"> <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> <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>

### 2.2.1 Sustainability Appraisal Commentary Volume 1

**2.10** 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

**2.11** 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 Sustainability Appraisal & The Development Plan Document Process

**2.12** 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

**2.13** 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



## Sustainability Appraisal Framework 3

### 3 Sustainability Appraisal Framework

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

**3.2** 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 options in this SA Commentary.

### 3 Sustainability Appraisal Framework

#### 3.1 Sustainability Appraisal Objectives

**3.3** The following objectives will be used to appraise planning objectives and broad locations. Under each objective there are a number of indicators and targets. Following consultation on the SA Commentary Volume 1, additional questions have been included. These questions illustrate how each broad location and objective has 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 Target: Maintain good performance of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment?
		Unemployment Rate Target: Maintain good performance	Will it help to improve earnings?
		Gross Value Added Target: Increase in line with figure for South Staffordshire	Will it increase access to employment opportunities in, or accessible to, rural areas?
		Number of jobs created across all sectors of the economy Target: Increase	Will it lead to a net reduction in the number of people commuting to work outside the borough?
		Number of new jobs created in rural areas Target: Increase	
		Foreign Direct Investment (FDI) Target: Increase share of FDI	
2. To ensure high and stable level of economic diversity	N/A		Will it improve business development and enhance competitiveness?

## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
<p>and competitiveness that recognises social and environmental issues</p>		<p>% of employees per Advantage West Midlands target cluster</p> <p>Target: Increase the % of employees per AWM target cluster from 57.5%, (Stafford) in line with issues Southern Staffordshire (62.7%)</p>	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p>
		<p>The number of people reaching NVQ4+ qualifications</p> <p>Target: Increase</p>	<p>Will it encourage graduates to return and help to retain skilled employees in the area?</p>
		<p>Employment land take up rates on previously developed land</p> <p>Target: Increase take up rates</p>	<p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>
		<p>Number of planning permissions for business premises linked to farm diversification in rural areas</p> <p>Target: Increase</p>	
		<p>Number of development sites with mixed business uses</p> <p>Target: Increase Employment land supply in years</p> <p>Target: To have 10 years supply of land.</p>	
		<p>Employment land take up rates</p> <p>Target: Increase take up to meet the RSS requirement</p>	

### 3 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	N/A	<p>Adaptability and proximity of new developments to services                      Target: No new development beyond 5 km of the Borough's towns</p> <p>Number of Vacant Units                      Target: Reduce</p> <p>Rank of centres: Stafford ranked at 115                      Target: Increase rank</p> <p>Housing densities in town centres                      Target: 40-50 dwellings per hectare in town centres</p> <p>Retail land take up rates                      Target: Increase</p>	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>
4. To support the needs of the local rural economy and communities.	N/A	<p>Number of planning permissions for business premises linked to farm diversification in rural areas.                      Target: Increase</p> <p>Availability of affordable homes to accommodate local needs in rural areas                      Target: Increase according to identified need</p>	<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>

## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Amount of employment land on previously developed land that could be used to expand existing business located within the Green Belt</p> <p>Target: Increase according to identified need</p> <p>Re-use vacant land and buildings for employment purposes in the rural area</p> <p>Target: Increase according to identified need</p> <p>Number of facilities located within rural centres</p> <p>Target: Increase according to identified need</p> <p>Number of sites identified for affordable housing through rural exception sites</p> <p>Target: Increase according to identified need</p>	
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Population, human health material assets	<p>Number of new developments incorporating sustainable drainage systems and other water saving techniques</p> <p>Target: All new developments to incorporate water saving measures and sustainable drainage techniques</p> <p>The number of developments given planning permission contrary to EA advice the environment</p> <p>Target: None</p>	<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>

### 3 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 Target: All / Increase</p> <p>Number of affordable / special needs housing Target: 73 homes per year until 2011</p> <p>Number of unfit dwellings Target: Meet Government's decent homes standards</p> <p>Homelessness Target: To provide sufficient short / medium term accommodation</p> <p>Number of new residential developments that provide for the accessibility of all users Target: All / Increase</p> <p>Number of new residential developments in the rural area providing for identified affordable / local needs housing Target: Increase according to identified need</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 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		Number of new residential developments incorporating high quality layouts and landscaping Target: All	
		Number of homes meeting Code for Sustainable Homes Target: Increase / in line with Government targets	
7. To improve opportunities for access for all to work, education, health and local services	Population and Human Health	Number of new developments incorporating a range of transport options Target: 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 Target: All new build to comply with Disability Discrimination Act	
		% of development within walking distance (350 metres) of a frequents service Target: 100% of all new developments in urban areas	
		Number of mixed use developments Target: Increase	

### 3 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
8. To reduce and prevent crime and reduce fear of crime	Population and Human Health	<p>Number of new developments incorporating crime prevention design measures Target: Increase</p> <p>Recorded crime per 1,000 population Target: Maintain good results relative to other districts</p> <p>Fear of crime surveys Target: Reduce fear of crime</p> <p>Number of new developments incorporating crime prevention design measures Target: Increase</p>	<p>Will it reduce actual levels of crime?</p> <p>Will it reduce the fear of crime?</p> <p>Will it promote design that discourages crime?</p> <p>Will it reduce social disorder?</p>
9. To reduce the impact of noise and light pollution	Population and Human Health	<p>Number of developments incorporating landscaping as a way of reducing potential noise or light impacts Targets: Increase</p> <p>Public concern over noise Target: Low % of residents surveyed who are concerned with different types of noise</p> <p>Proximity of land uses that create noise and / or anti-social behaviour at night Target: Low number of breaches of IPPC permits on permitted noise level</p>	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>



## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Public concern over light pollution from residential developments</p> <p>Target: Low % of residents surveyed who are concerned about light pollution</p>	
10. To improve health, safety and well-being across the whole community	Population and Human Health	<p>Number of Listed Buildings at Risk across</p> <p>Target: Reduce</p> <p>Number of development sites that lead to the creation and enhancement of open spaces</p> <p>Target: Increase in line with Open Space Strategy</p> <p>Number of waterside developments which improve accessibility and quality of the water environment</p> <p>Target: All</p> <p>% of residents within 500m (15 minutes walk) of public open space</p> <p>Target: Increase</p> <p>Modal Split</p> <p>Target: Increase potential trips on foot, quadruple levels of cycling trips by 2012 compared to 1996 (Dept. for Transport, Transport 10 year Plan,2000)</p>	<p>Will it ensure that all people have access to public open space within a reasonable distance from where they live?</p> <p>Will it improve access to natural greenspace?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</p>

### 3 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Air Quality Management Area</p> <p>Target: No air quality management area</p> <p>Number of buildings and vacant land reused</p> <p>Target: Increase</p> <p>Number of developments within town centres incorporating quality landscaping and linkages with the surrounding urban fabric</p> <p>Target: All</p> <p>Hectares of public open space per 1,000 population</p> <p>Target: 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>Target: All</p> <p>Length of cycleways</p> <p>Target: Increase</p> <p>Number of new development incorporating water efficiency techniques</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p>

## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		Targets: Increase	Will it lead to reduced consumption of materials and resources?
		% of new developments encompassing energy efficient design / layout / features	Will it reduce waste generation?
		Target: 30% improvement in energy efficiency over 15 years from 1996 (11.1% achieved so far)	Will it increase waste recovery and recycling?
		Woodlands lost to new development	Will it lead to an increased proportion of energy needs being met from renewable sources?
		Target: None	Will it increase energy efficiency?
		Proportion of energy supply to be secured from decentralised and renewable or low-carbon energy sources	Will it make use of new and clean technologies?
		Target: 10% or higher	
		Number of developments that may affect biodiversity conservation value	Will it lead to the protection of designated sites?
		Target: Reduce to minimum	Will it lead to the enhancement of designated sites?
		Number of developments that may affect features of geological conservation value	Will it result in habitat creation at all scales?
		Target: Reduce to minimum	Will it conserve and enhance natural/ seminatural habitats?
		Quality of historic parks and gardens	
Target: Maintain / Conserve			
12. To protect and enhance biodiversity	Biodiversity, Flora and Fauna		

### 3 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Quality of SSSI's</p> <p>Target: 95% of SSSI's to be in 'favourable or 'recovering' condition by 2010</p> <p>Sites achieving Biodiversity Action Plan</p> <p>Target: To achieve 100% of targets as set out in Staffordshire Biodiversity Action Plan</p> <p>Number of planning permissions given affecting SSSI designated sites</p> <p>Target: No planning permissions to be given that affect SSSI sites</p> <p>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</p> <p>Target: Increase</p>	<p>Will it conserve and enhance nationally significant species and habitats?</p> <p>Will it improve biodiversity within urban areas?</p> <p>Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks?</p>
13. To protect and conserve soil	Soil	<p>Percentage of development on previously developed land</p> <p>Target: In accordance with national and regional guidance</p> <p>Area of statutory contaminated land remedied</p> <p>Target: Await Environment Agency Soil Strategy Implementation Plan</p>	<p>Will it result in the protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)?</p> <p>Will it minimise and seek to reclaim derelict and contaminated land?</p>

## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Area of land converted to organic / agricultural environment schemes</p> <p>Target: Increase</p>	
		<p>Soil degradation</p> <p>Target: Minimise the degradation or loss of soils to new developments</p>	
		<p>Number of developments given planning permission contrary to EA advice</p> <p>Target: No planning permission to be granted contrary to the Environment Agency's advice based on the risk of contamination to underlying groundwater</p>	
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>Number of developments that increase water consumption or pollution</p> <p>Target: None / Minimise</p>	<p>Will it improve the quality of controlled waters?</p>
		<p>Quality of rivers, canals and freshwater bodies within the Borough</p> <p>Target: Achieve standards set out by the Water Framework Directive</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>Number of new developments incorporating sustainable drainage systems and other water saving techniques</p>	<p>Is there adequate foul drainage infrastructure?</p>

### 3 Sustainability Appraisal Framework

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Target: 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>Target:- None</p> <p>Number of development proposals which are to dispose of foul waters via a non-mains technique</p> <p>Target: All large developments to dispose via mains</p>	<p>Will it protect floodplain capacity?</p>
<p>15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character</p>	<p>Cultural Heritage and Landscape</p>	<p>Change in areas of highly sensitive historic and landscape character Target: None</p> <p>Number and % of Listed Buildings and Scheduled Monuments 'at risk'</p> <p>Target: Reduce the number of sites and buildings at risk</p> <p>Number of historic buildings restored and brought back into use Target: Increase</p> <p>% of Borough covered by historic landscape / urban characterisation studies</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> <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>

## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
		<p>Target: Increase</p> <p>Number of planning permissions adversely affecting the Cannock Chase Area of Outstanding Natural Beauty (AONB)</p> <p>Target: None</p> <p>Provision of accessible natural greenspace</p> <p>Target: 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>Target: None</p> <p>Number of people living close to accessible woodland, accessible recreational routes and spaces</p> <p>Target: Increase</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>Target: Maintain number of households</p>	<p>Will it encourage engagement in community activities?</p>

### 3 Sustainability Appraisal Framework

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 Target: Reduce	Will it lead to a net reduction in the number of people commuting to work outside the borough?  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 Target: Increase E-enabled LDF interactions  Number of DPD's compliant with the Statement of Community Involvement (SCI) Target: 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 Target: Maintain	Will it encourage increased voluntary levels?



## Sustainability Appraisal Framework 3

Sustainability Objective	SEA Topic	Indicator and Target	Detailed decision making criteria
20. To engender a sense of civic and neighbourhood values, responsibility and pride	Population and Human Health	Well-being score Target: Increase well-being score across the neighbourhood Borough	Will it encourage engagement in community activities?

## 3 Sustainability Appraisal Framework

### Key Question 1

Do you have any comments on the objectives, indicators and targets or decision making criteria?

### 3.2 Key Sustainability Issues

**3.4** The tables below sets out the key sustainability issues identified for the Stafford Borough area, based on the baseline information gathered for the Sustainability Appraisal process, outlined in the Scoping Report and technical appendices and issues identified through consultations on SA documents. The data used in the baseline will be updated where appropriate, when more recent data is available or gaps in baseline data are addressed through further studies.

#### Economic 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

#### Social Issues

- High levels of deprivation in some areas of the Borough, such as Stafford town
- 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 and special needs housing
- 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
- Loss of local services and facilities

#### Environmental Issues

- Loss of biodiversity
- 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
- High percentage of new homes are being delivered on Previously Developed Land

## Sustainability Appraisal Framework 3

### Environmental Issues

- Stafford's Biomass energy project will provide renewable energy and opportunities for further renewable energy development in the future.
- Climate change and adaptation for it
- Increased use of the car
- Flood risk in the Borough (particularly in Stafford town centre)
- Higher levels of household waste and low levels of recycling and composting compared with other Staffordshire authorities

## 4 Plan Objectives

### 4 Plan Objectives

**4.1** It is normal for this stage of the Sustainability Appraisal to appraise plan objectives against the SA objectives. The purpose of this exercise is to ensure that the plan objectives in the Core Strategy, entitled the *Delivering the Plan for Stafford Borough - Issues and Options* are in accordance with the Sustainability Appraisal objectives.

**4.2** The SA Objectives set out how the key sustainability issues will be addressed, whilst the Plan Objectives in the Core Strategy set out what the spatial strategy is aiming to achieve over the next 20 years.

#### Stafford Objectives

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 and new primary schools in housing developments of more than 1,000 homes
2. An additional 90 hectares of premium employment land will be made available for new research and development facilities as well as growth opportunities to provide new businesses for graduates
3. Provision of significant new green infrastructure including green links from the surrounding open countryside and the Cannock Chase Area of Outstanding Natural Beauty into the heart of Stafford to encourage healthy living for sport, recreation and leisure time activities
4. A new country park south of Stafford provided as a sub-regional open space and recreational facility to meet the needs of an increasing population in the area
5. Deliver new mixed use town centre proposals of 50,000 square metres of retail provision to make Stafford a significant centre for retailing, leisure and cultural attractions with an emphasis on non-car modes of transport provision
6. Provide for 45,000 square metres of new office development at Stafford to encourage greater retention of high quality Further & Higher Education professionals in the area
7. Support and enhance the role of public sector agencies who have their headquarters or a significant presence in Stafford including Staffordshire University, Stafford College, Staffordshire Police, Staffordshire Fire & Rescue Service, the Ministry of Defence, the Prison Service, the Primary Care Trust and two Foundation Trusts

#### Stone Objectives

1. Provide additional new high quality homes to support the sustainable community without undermining urban regeneration initiatives in the North Staffordshire conurbation
2. Deliver a new health centre for Stone as part of future community facilities including Staffordshire Police, the Primary Care Trust and other key agencies in the town

3. Provide an additional 20 hectares of new high quality employment land to provide further support and opportunities for expansion to new and existing employers at Stone Business Park
4. Provide infrastructure including an upgraded electricity distribution network, new sewage facilities, green infrastructure links and new education provision through housing developments
5. Deliver new mixed use town centre proposals to enhance Stone as a centre providing for local needs of retail, leisure and community activities
6. Enhance the role of the Trent Valley corridor through the town in terms of biodiversity, accessibility, recreation and community uses together with exploring the opportunities for marina and commercial developments

#### **Selected rural settlements**

1. Provide for new housing development in selected settlements supported by new infrastructure provision and
2. Deliver additional facilities in settlements selected for growth to provide an improved level of local services appropriate to the settlement

#### **Areas outside settlements identified for growth**

1. Provide increased rural employment through renewable energy schemes including biomass, low impact hi-tech industries in agricultural buildings and sensitive new national and regional tourist attractions which enhance the high quality environment of the area
2. Deliver 10 hectares of new employment land based on existing industrial areas by 2016
3. Provide at least an additional 100 new affordable homes, within or adjacent to existing village boundaries, to support sustainable rural communities in the future
4. Support increased habitat creation and species encouraged through Biodiversity Enhancement Zones across the Stafford Borough area

## Plan Objectives 4

Key	
C	Plan objective compatible with Sustainability Objective
N	Plan objective considered to have a neutral effect on Sustainability Objective
Conflict	Plan objective conflicts with Sustainability Objective

## 4 Plan Objectives

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
Stafford 1	C	C	C	N	Conflict	C	C	N	Conflict	C
The first Stafford objective conflicts with SA5 and SA9, as major new housing development without mitigation may result in greater flood risk on-site and elsewhere, and increased noise and light impacts										
Stafford 2	C	C	C	N	Conflict	N	C	N	Conflict	C
The second Stafford objective conflicts with SA5 and SA9, as major new employment development without mitigation may result in greater flood risk on-site and elsewhere, with increased noise and light impacts										
Stafford 3	N	C	C	N	C	N	C	N	C	C
Stafford 4	C	C	C	N	C	N	C	N	C	C
Stafford 5	C	C	C	N	Conflict	N	C	N	N	C
The 5th objective for Stafford may conflict with SA5, as development in the town centre may increase the existing localised flooding problem.										
Stafford 6	C	C	C	N	C	N	C	N	Conflict	C
Stafford 7	C	C	C	N	N	N	C	N	N	C
Stone 1	C	C	C	C	Conflict	C	C	N	Conflict	C
The first Stone objective conflicts with SA5 and SA9, as new housing development without mitigation may result in greater flood risk on-site and elsewhere, and increased noise and light impacts										
Stone 2	C	C	C	C	N	N	C	N	N	C
Stone 3	C	C	C	C	Conflict	N	C	N	Conflict	C

## Plan Objectives 4

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
The second Stone objective conflicts with SA5 and SA9, as major new employment development without mitigation may result in greater flood risk on-site and elsewhere, with increased noise and light impacts										
Stone 4	N	C	C	C	C	C	C	N	C	C
Stone 5	C	C	C	C	N	C	C	N	N	C
Stone 6	C	C	C	C	C	N	C	N	C	C
Rural 1	C	N	C	C	C	C	C	N	Conflict	C
Depending on the scale, development in some settlements may have noise and light impacts										
Rural 2	C	C	C	C	C	N	C	N	C	C
Areas outside 1	C	C	C	C	C	N	C	N	C	C
Areas outside 2	C	C	C	C	C	N	C	N	Conflict	C
Depending on the nature of development and design, increased employment land on existing industrial areas could increase noise and light impacts.										
Areas outside 3	C	N	C	C	C	C	N	N	N	C
Areas outside 4	N	N	C	N	C	N	N	N	C	C
Stafford 1	Conflict	Conflict	Conflict	Conflict	Conflict	C	N	N	N	N
	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
	Conflict	Conflict	Conflict	Conflict	Conflict	C	N	N	N	N

## 4 Plan Objectives

	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
The first Stafford objective may conflict with SA11, SA12, SA13, SA14 and SA15 as significant new development could have negative impacts on natural resources, travel, biodiversity, water resources and the historic and natural landscape. Also development of this scale would result in the loss of greenfield land.										
Stafford 2	Conflict	Conflict	Conflict	Conflict	Conflict	C	N	N	N	N
The second Stafford objective will conflict with SA11, SA12, SA13, SA14 and SA15 as significant new development may have negative impacts on natural resources, travel, biodiversity, water resources and the historic and natural landscape. Also development of this scale would result in the loss of greenfield land.										
Stafford 3	C	C	C	C	C	N	N	N	N	N
Stafford 4	C	C	C	C	C	N	N	N	N	N
Stafford 5	C	N	C	Conflict	Conflict	C	N	N	N	N
The 5th objective for Stafford may conflict with SA14 and SA15, as development in the town centre may have water quality impacts and impact on town character, including the conservation area.										
Stafford 6	C	N	C	Conflict	Conflict	C	N	N	N	N
The 6th objective for Stafford may conflict with SA14 and SA15, as development in the town centre may have water quality impacts and impact on town character, including the conservation area.										
Stafford 7	C	N	N	N	N	C	N	N	N	N
Stone 1	Conflict	Conflict	Conflict	Conflict	Conflict	C	N	N	N	N
The first Stone objective will conflict with SA11, SA12, SA13, SA14 and SA15 as new greenfield development will involve the loss of soil and have possible negative impacts on natural resources, travel, biodiversity, water resources and the historic and natural landscape.										
Stone 2	C	N	N	N	N	C	N	N	N	N
Stone 3	Conflict	Conflict	Conflict	Conflict	Conflict	C	N	N	N	N





## 4 Plan Objectives

	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20
Areas outside 4	C	C	C	C	C	N	N	N	N	N

### Recommendations

**4.3** Following the identification of conflicts listed in the compatibility tables between the Plan Objectives and the Sustainability Appraisal Objectives the following word changes to the Plan Objectives are proposed (shown in ***Bold and Italics***):

#### 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
3. 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***

## Plan Objectives 4

### **Key Question 2**

*Do you agree with the appraisal of the plan objectives above?*

## 5 Broad Location Options

### 5 Broad Location Options

**5.1** Below are the options for housing, employment, retail and office development put forward for consultation in the Core Strategy.

Housing Locations	Employment Locations
<p><b>Stafford (SF)</b></p> <ul style="list-style-type: none"> <li>● SF-1 Land at corner of Beaconside and A34 Stone Road</li> <li>● SF-2 Land north of Beaconside</li> <li>● SF-3 Land north and south of Tixall Road</li> <li>● SF-4 Land west of Baswich Lane</li> <li>● SF-5 Land east of Fairway</li> <li>● SF-6 Land east of Stockton Lane</li> <li>● SF-7 Land east of Cannock Road A34</li> <li>● SF-8 Land west of Cannock Road A34 and east of River Penk</li> <li>● SF-9 Land west of Wolverhampton Road A449</li> <li>● SF-10 Land south of School Lane, Rickerscote and west of River Penk</li> <li>● SF-12 Land south of Doxey Road</li> <li>● SF-13 Land north-west of Castle Street</li> </ul>	<p><b>Stafford (SF) – Employment Locations</b></p> <ul style="list-style-type: none"> <li>● SF-a Land east of Beaconside</li> <li>● SF-b Land west of Tollgate Drive</li> <li>● SF-c Land north of Weston Road</li> <li>● SF-d Land east of Fairway</li> <li>● SF-e Land east of Wolverhampton Road A449</li> <li>● SF-f Land east of Kingsway</li> <li>● SF-g Land south of Creswell Grove</li> <li>● SF-h Land west of A34 Stone Road</li> <li>● SF-i Land east of A34 Stone Road</li> </ul>
<p><b>Stone (SN) – Housing Locations</b></p> <ul style="list-style-type: none"> <li>● SN-1 Land north of Pingle Lane</li> <li>● SN-2 Land north of Lichfield Road</li> <li>● SN-3 Land south of Eccleshall Road</li> <li>● SN-4 Land north of Eccleshall Road</li> <li>● SN-5 Land north of A34 at The Fillybrooks</li> </ul>	<p><b>Stone (SN) – Employment Locations</b></p> <ul style="list-style-type: none"> <li>● SN-a Land between A51 Stone bypass and A34 Stafford Road</li> <li>● SN-b Land west of A34 Stafford Road</li> </ul>
<p><b>Eccleshall (EC) – Housing Locations</b></p> <ul style="list-style-type: none"> <li>● EC-1 Land north of Stone Road</li> <li>● EC-2 Land east of Eccleshall between Stafford Road and Stone Road</li> <li>● EC-3 Land south of Eccleshall adjacent to Green Lane</li> <li>● EC-4 Land north of Community Centre at Trinity Road</li> <li>● EC-5 Land west of Eccleshall between Shaws Lane and Church Street</li> </ul>	<p><b>Raleigh Hall (RH) – Employment Locations</b></p> <ul style="list-style-type: none"> <li>● RH-a Land off Cold Meece Road</li> <li>● RH-b Land north of Sturbridge Lane</li> </ul>
<p><b>Gnosall (GN) – Housing Locations</b></p> <ul style="list-style-type: none"> <li>● GN-1 Land north of Gnosall</li> <li>● GN-2 Land east of Gnosall within the Audmore Loop</li> </ul>	<p><b>Ladfordfields (LA) – Employment Locations</b></p> <ul style="list-style-type: none"> <li>● LA-a Land south of Bridle Lane</li> </ul>

## Broad Location Options 5

Housing Locations	Employment Locations
<ul style="list-style-type: none"> <li>● GN-3 Land east of Gnosall, north of Stafford Road</li> <li>● GN-4 Land south of Stafford Road and east of Lowfield Lane</li> <li>● GN-5 Land at Gnosall Heath, east of Cowley Lane</li> <li>● GN-6 Land at Gnosall Heath, west of Cowley Lane</li> <li>● GN-7 Land at Gnosall Heath, south of disused railway and east of Plardwick Road</li> <li>● GN-8 Land west of Gnosall, north west of Brookhouse Road</li> <li>● GN-9 Land north of Gnosall, north east of Knightley Road</li> </ul>	<ul style="list-style-type: none"> <li>● LA-b Land north of Woodseaves Road</li> <li>● LA-c Land north Ladfordfields</li> </ul>
<p><b>Hixon (HI) – Housing Locations</b></p> <ul style="list-style-type: none"> <li>● HI-1 Land east of Stowe Lane</li> <li>● HI-2 Land north of Puddle Hill</li> <li>● HI-3 Land south of Puddle Hill</li> <li>● HI-4 Land north of Egg Lane</li> <li>● HI-5 Land east of Church Lane</li> <li>● HI-6 Land west of Stowe Lane</li> </ul>	<p><b>Hixon Airfield (HA) – Employment Locations</b></p> <ul style="list-style-type: none"> <li>● HA-a Land west of Stowe Lane</li> <li>● HA-b Land west of Hixon Airfield Industrial Estate Road</li> <li>● HA-c Land north of New Road</li> </ul> <p><b>Hixon (HI)– Employment Locations</b></p> <ul style="list-style-type: none"> <li>● HI-a Land between London Road and Church Lane</li> <li>● HI-b Land west of Church Lane</li> </ul>
<p><b>Little Haywood (LH)</b></p> <ul style="list-style-type: none"> <li>● LH-1 Land south of A51 and west of Coley Lane</li> <li>● LH-2 Land north of Main Road and west of Coley Lane</li> </ul>	
<p><b>Great Haywood (GH) – Housing Locations</b></p> <ul style="list-style-type: none"> <li>● GH-1 Land west of Main Road</li> <li>● GH-2 Land south of A51 and adjacent to Little Tixall Lane</li> <li>● GH-3 Land east of Main Road and north of The Ring</li> </ul>	
<p><b>Woodseaves</b></p> <ul style="list-style-type: none"> <li>● WO-1 Land north of Dickey's Lane</li> <li>● WO-2 Land south of Stafford Road</li> <li>● WO-3 Land east of Newport Road</li> </ul>	

## 5 Broad Location Options

Housing Locations	Employment Locations
<ul style="list-style-type: none"> <li>WO-4 Land south of Moscow Lane</li> <li>WO-5 Land west of Newport Road</li> <li>WO-6 Land south of The Green</li> <li>WO-7 Land north of The Green</li> </ul>	
<b>Haughton</b> <ul style="list-style-type: none"> <li>HN-1 Land west of Station Road</li> <li>HN-2 Land east of Station Road</li> <li>HN-3 Land east of Brazenhill Road</li> <li>HN-4 Land north of Rectory Lane</li> <li>HN-5 Land east of Park Lane</li> <li>HN-6 Land west of Park Lane</li> </ul>	
<b>Weston</b> <ul style="list-style-type: none"> <li>Land south of Green Road</li> </ul>	
<b>Yarnfield</b> <ul style="list-style-type: none"> <li>Land at BT Training Centre, north of Yarnfield</li> </ul>	
<b>Tittensor</b> <ul style="list-style-type: none"> <li>Land at Bassett's Transport, east of A34 Stone Road</li> </ul>	

Stafford Office and Retail Location Options	Stone Office and Retail Location Options
<ul style="list-style-type: none"> <li>SFTC-T1 Land at corner of Chell Road and Glover Street.</li> <li>SFTC-T2 Land between Queensway and North Walls.</li> <li>SFTC-T3 Land between Chell Road and Broad Street.</li> <li>SFTC-T4 Land south of Broad Street.</li> <li>SFTC-T5 Land south of Broadeye.</li> <li>SFTC-T6 Land south of Tipping Street.</li> <li>SFTC-T7 Land south of Tenterbanks.</li> <li>SFTC-T8 Land at corner of Station Road and Newport Road.</li> <li>SFTC-T9 Land between Queensway and Bridge Street.</li> <li>SFTC-T10 Land between Queensway and Lichfield Road.</li> </ul>	<ul style="list-style-type: none"> <li>SNTC-T1 Land south of Christchurch Way.</li> <li>SNTC-T2 Land on corner of Newcastle Street.</li> <li>SNTC-T3 Land south of Newcastle Street.</li> <li>SNTC-T4 Land north of Crown Street.</li> <li>SNTC-T5 Land south of Crown Street.</li> <li>SNTC-T6 Land south of Abbey Street.</li> </ul>

## Summary and Recommendations 6

### 6 Summary and Recommendations

**6.1** Whilst it is not possible to appraise each option in detail at this stage, without specific site details, the following general comments on each settlement can be made.

#### Stafford

**6.2** 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.

**6.3** In general, there are landscape, flood and biodiversity issues in several locations which should be addressed from the outset. In terms of the historic environment, locations 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, to the east and west of 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.

**6.4** Six of the 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 the site.

**6.5** 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.

**6.6** 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.

#### Stone

**6.7** 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. Options SN3, SN4 and SN5 have less negative impacts identified, but still have issues of landscape impact and loss of greenfield land.

**6.8** In terms of the historic environment, locations SN3, SN4 and SNa are located in areas of highest sensitivity.

## 6 Summary and Recommendations

**6.9** 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.

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

**6.11** Of the town centre options for office and retail development, all options offer positive impacts in terms of access, using of previously developed land, providing services to the local and rural area and also contributing towards the local economy and employment levels. For one option, SNTC-T5 there is an issue of flood risk and a Flood Risk Assessment may be required. All town centre 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

**6.12** Whilst Gnosall offers a range of services and facilities, there are limited employment opportunities. It may be appropriate to consider some of the 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.

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

**6.14** 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.

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

### Eccleshall

**6.16** Housing development in Eccleshall is 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.

**6.17** In terms of the historic environment, location EC2 is located in the area of highest sensitivity.

**6.18** 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.

**6.19** 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 EC1.

### Great Haywood and Little Haywood and Colwich



## Summary and Recommendations 6

**6.20** 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.

**6.21** In terms of the historic environment, locations GN2, GN3, LH1 and LH2 are located in areas of highest sensitivity.

**6.22** 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.

**6.23** 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

**6.24** The development options in Hixon provide some opportunity to use brownfield land. Hixon has only 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.

**6.25** In terms of the historic environment, locations HI1, HI2, HI3 and HI4 are located in areas of highest sensitivity.

**6.26** 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 Eccleshall is considered to be of highest landscape sensitivity.

**6.27** No options lie within flood zone 3.

### Haughton

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

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

**6.30** 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.

**6.31** 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

**6.32** Weston has reasonable services and facilities and this location 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.

## 6 Summary and Recommendations

**6.33** Development at WT1 needs to consider natural landscape objectives of landscape regeneration.

**6.34** Whilst this is the only location surrounding the village, west of the A51 that is not in the flood zone, possible impacts should still be investigated.

### Woodseaves

**6.35** 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.

**6.36** 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.

**6.37** No options lie within flood zone 3.

### Yarnfield

**6.38** 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

**6.39** Developing these locations 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

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

**6.41** 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.

### Key Question 3

*Do you think the comments for each settlement are correct?*

## Summary and Recommendations 6

### Recommendations

**6.42** The following recommendations / development principles apply to all of the housing, employment, retail and office options:

- Specify materials to be used in the production of the development, with particular emphasis on waste re-use
- Specify waste arrangements for after completion
- 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 highlighted above
- 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 / green travel plans for those options identified to increase transport

#### Key Question 4

Do you think the development principles are correct?

## 7 Next Steps

### 7 Next Steps

**7.1** This Sustainability Appraisal Commentary Volume 2 has been prepared in order to appraise the plan objectives and broad location options in The Core Strategy, entitled *Delivering The Plan for Stafford Borough - Issues and Options*.

**7.2** The deadline for comments on this SA Commentary Vol 1 and the Delivering The Plan for Stafford Borough - Issues and Options is **12 noon on Friday 3rd April 2009**.

**7.3** The results of this Sustainability Appraisal Commentary, along with results from public consultation, will be fed back into the Core Strategy production.

**7.4** The more detailed appraisal of development strategies will also draw on information from the Strategic Flood Risk Assessment and Habitat Regulation Assessment to assist in the appraisal process.

**7.5** The remaining stages of the Sustainability Appraisal process are as follows:

- Stage C – Preparing the SA Report
- Stage D – Consulting on the plan and SA Report
- Stage E – Monitoring the Significant Effects of Implementing the DPD

**7.6** For further information regarding the SA process please contact the Forward Planning team on 01785 619591 or visit our [website](#).

## i Appraisal of Options

## Appraisal of Options i

### Key of sustainability appraisal

+	Positive effect
-	Negative effect
?	Uncertain / depends on implementation
0	No significant effect

# i Appraisal of Options

## Appraisal of Options i

## Housing Sites

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
Location Option / SA Objective										
SF-1 Land at corner of Beaconside and A34 Stone Road	+	+	+	-	?	+	?	?	-	?
SF-2 Land north of Beaconside	+	+	+	-	-	+	-	?	-	?
SF-3 Land north and south of Tixall Road	+	+	+	-	-	+	-	?	-	-
SF-4 Land west of Baswich Lane	+	+	+	-	-	+	-	?	-	?
SF-5 Land east of Fairway	+	+	+	-	-	+	-	?	-	?
SF-6 Land east of Stockton Lane	+	+	+	-	-	+	-	?	-	?
SF-7 Land east of Cannock Road A34	+	+	+	-	?	+	?	?	-	?
SF-8 Land west of Cannock Road A34 and east of River Penk	+	+	+	-	-	+	-	?	-	?

## i Appraisal of Options

SF-9 Land west of Wolverhampton Road A449	+	?	?	?	-	?	+	?	?	-	?	?
SF-10 Land south of School Lane, Rickerscote and west of River Penk	+	?	?	-	-	-	+	-	?	-	?	?
SF-11 Land south of Doxey Road	+	?	?	-	-	-	+	-	?	-	+	?
SF-12 Land north-west of Castle Street	+	?	?	-	-	-	+	-	?	-	+	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	-	-	?	-	+	?	?	?	?	Site would require species and habitat enhancement and contribute to landscape objectives of restoration.
-	-	-	-	-	+	?	?	?	?	Significant site. Implications on water and flood impacts downstream. May conflict with aim to enhance the landscape in this area
?	?	-	-	-	+	?	?	?	?	Development here would require landscape maintenance
?	?	-	?	-	+	?	?	?	?	Development here would require landscape maintenance
+	?	+	?	-	+	?	?	?	?	Development here would involve some brownfield development, but a substantial amount of the site lies in the flood zone 2 and 3
?	?	-	?	-	+	?	?	?	?	Development in this location may have an impact on the Cannock Chase AONB and SAC designation



Appraisal of Options i

SA11	SA12	SA13	SA14	SA15	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	-	-	?	-	+	?	?	?	?	?	Whilst development in this location would have good public transport access to Cannock and Stafford, there would be negative impacts on the Cannock Chase AONB and SAC
?	-	-	-	-	+	?	?	?	?	?	Whilst development in this location would have good public transport access to Cannock and Stafford, there would be significant negative impacts on the Cannock Chase AONB and SAC.
?	-	-	-	-	+	?	?	?	?	?	Development here would need appropriate landscaping to mitigate noise from the M6 motorway
?	-	-	-	-	+	?	?	?	?	?	Development should take into account the extensive views from the site and the adjacent flood zone
+	-	-	-	-	+	?	?	?	?	?	Full study of the drainage system serving the existing Castlefields estate should be undertaken along with enhancement of existing green network and biodiversity and historic assets
+	-	-	-	-	+	?	?	?	?	?	Full study of the drainage system serving the existing Castlefields estate should be undertaken along with enhancement of existing green network and biodiversity and historic assets

Employment Location Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
SF-a Land east of Beaconside	+	+	+	-	-	0	+	?	-	?
SF-b Land west of Tollgate Drive	+	+	+	-	-	0	+	?	-	?
SF-c Land west of Weston Road	+	+	+	-	-	0	+	?	-	?
SF-d Land east of Fairway	+	+	+	-	-	0	+	?	?	?
SF-e Land east of Wolverhampton Road A449	+	+	+	-	-	0	?	?	-	?
SF-f Land east of Kingsway	+	+	+	-	-	0	+	?	?	?
SF-g Land south of Creswell Grove	+	+	+	-	-	0	?	?	-	?

## i Appraisal of Options

SF-h Land west of A34 Stone Road	+	+	+	+	+	-	-	0	+	?	-	?
SF-i Land east of A34 Stone Road	+	+	+	+	+	-	-	0	+	?	-	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	?	-	?	-	+	?	?	?	0	Development in this location would continue employment uses along Beaconside. Development should take into account landscape aims of restoration
+	-	-	-	?	+	?	?	?	0	Whilst in a good location, with good links to the centre of Stafford and Green Network, development here without mitigation would impact on Astonfields SBI and the drainage system of the Marston Brook
+	-	-	?	-	+	?	?	?	0	Large development in this area may benefit from being close to the university. Development would need to consider landscape, both natural and historic.
+	?	+	?	?	+	?	?	?	0	Development here lies in Stafford, with good public transport access. Development would involve a high proportion of previously developed land, but would still need to consider flood risk impacts on site and impacts on adjacent residential buildings.
-	?	-	?	-	+	?	?	?	0	Development here would have good access to the M6 motorway and add to employment uses already in the area. Development needs to consider the historic and natural landscape along with the flood which covers some of the site
+	?	-	?	-	+	?	?	?	0	Employment development in this location offers good accessibility to Stafford town centre. Development would need to consider and mitigate potential impacts on the adjacent pond, road system and any loss of open space. A full study of the drainage system serving the existing Castlefields estate area should be undertaken.

## Appraisal of Options i

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	?	-	?	-	+	?	?	?	0	Development here would have road good access to the motorway network, but would have potential impacts on the historic and natural environment.
?	-	-	?	-	+	?	?	?	0	Whilst this location has good access to road system and existing bus service, development of this scale would involve the significant loss of agricultural land and have significant impacts on the historic and natural environment.
?	-	-	-	-	+	?	?	?	0	Development here would involve the significant loss of agricultural land, could impact on drainage system downstream and would have significant impacts on the historic and natural environment.

## Stafford Town Centre Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
SFTC-T1 Land at corner of Chell Road and Glover Street	+	+	+	0	?	0	+	?	?	?
SFTC-T2 Land between Queensway and North Walls	+	+	+	0	?	0	+	?	?	?
SFTC-T3 Land between Chell Road and Broad Street	+	+	+	0	?	0	+	?	?	?
SFTC-T4 Land south of Broad Street	+	+	+	0	?	0	+	?	?	?

## i Appraisal of Options

SFTC-T5 Land south of Broadeye	+	+	+	+	0	?	0	+	?	?	?	?
SFTC-T6 Land south of Tipping Street	+	+	+	+	0	?	0	+	?	?	?	?
SFTC-T7 Land south of Tenterbanks	+	+	+	+	0	?	0	+	?	?	?	?
SFTC-T8 Land at corner of Station Road and Newport Road	+	+	+	+	0	?	0	+	?	?	?	?
SFTC-T9 Land between Queensway and Bridge Street	+	+	+	+	0	?	0	+	?	?	?	?
SFTC-T10 Land between Queensway and Lichfield Road	+	+	+	+	0	?	0	+	?	?	?	?

		Summary									
SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary	
?	?	+	?	?	?	?	?	?	?	?	This location will provide employment and retail/offices in a sustainable location using pdl. It may be appropriate for office developments to provide a green travel plan to reduce town centre congestion.
?	?	+	?	?	?	?	?	?	?	?	This location will provide employment and retail/offices in a sustainable location using pdl. It may be appropriate for office developments to provide a green travel plan to reduce town centre congestion. Development here needs to consider impacts on the adjacent LNR







## i Appraisal of Options

										Policy objectives of restoration should be incorporated into the design and implementation of the development.
--	--	--	--	--	--	--	--	--	--	--

### Stone Town Centre Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
SNTC-T1 Land south of Christchurch Way	+	+	+	+	?	0	+	?	?	?
SNTC-T2 Land on corner of Newcastle Street	+	+	+	+	?	0	+	?	?	?
SNTC-T3 Land south of Newcastle Street	+	+	+	+	?	0	+	?	?	?
SNTC-T4 Land north of Crown Street	+	+	+	+	?	0	+	?	?	?
SNTC-T5 Land south of Crown Street	+	+	+	+	-	0	+	?	?	?
SNTC-T6 Land south of Abbey Street	+	+	+	+	?	0	+	?	?	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	?	+	?	?	+	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone



Appraisal of Options i

?	?	+	?	?	?	?	?	?	?	conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Flood zone and a flood risk assessment would be required.
?	?	+	?	?	?	?	?	?	?	Development here would involve using pdl, and also continue Stones role as market town to the rural hinterland. This location lies within the Stone conservation area and would need to meet objectives in the Stone Conservation Area Appraisal.

## i Appraisal of Options

### Little Haywood and Great Haywood

#### Housing Location Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
GH-1 Land west of Main Road	?	?	+	+	-	+	+	?	?	+
GH-2 Land south of A51 and adjacent to Little Tixall Lane	?	?	+	+	?	+	+	?	-	+
GH-3 Land east of Main Road and north of The Ring	?	?	+	+	?	+	+	?	-	+
LH-1 Land south of A51 and west of Coley Lane	?	?	+	+	?	+	+	?	-	+
LH-2 Land north of Main Road and west of Coley Lane	?	?	+	+	?	+	+	?	-	+

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	?	-	?	-	?	?	?	?	?	For all development options for the Haywoods, further investigation into sewage and drainage may be required, and development will need to contribute to the Cannock Chase AONB and Shugborough Park and Garden. This option would need to maintain the balancing pond and investigate impact on the flood zone along with protecting the Great Haywood and Shugborough Conservation Area.
-	?	-	?	-	?	?	?	?	?	For all development options for the Haywoods, further investigation into sewage and drainage may be



## i Appraisal of Options

GN-4 Land south of Stafford Road and east of Lowfield Lane	?	?	+	+	?	+	+	+	?	-	+
GN-5 Land at Gnosall Heath, east of Cowley Lane	?	?	+	+	?	+	+	+	?	-	?
GN-6 Land at Gnosall Heath, west of Cowley Lane	?	?	+	+	?	+	+	+	?	-	?
GN-7 Land at Gnosall Heath, south of disused railway and east of Plardwick Road	?	?	+	+	?	+	+	+	?	-	?
GN-8 Land west of Gnosall, north west of Brookhouse Road	?	?	+	+	-	+	+	+	?	-	+
GN-9 Land north of Gnosall, north east of Knightley Road	?	?	+	+	?	+	+	+	?	-	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	-	-	-	-	?	?	?	?	?	Development will require additional open space. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.
-	-	-	-	-	?	?	?	?	?	Development will require additional open space. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.

Appraisal of Options i

Development here would result in significant loss of agricultural land. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	-	-	-	-	-
Development here needs to consider biodiversity protection and enhancement. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	-	-	-	-	-
Development will require accessible open space. Consideration should be given to retaining and enhancing Gnosall Heath Protected Open Space. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	-	-	-	?	-
Development needs to consider impacts on Shropshire Union Canal Conservation Area and will require accessible open space. Consideration should be given to retaining and enhancing Gnosall Heath Protected Open Space. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	-	-	-	-	-

## i Appraisal of Options

Development needs to consider impacts on Shropshire Union Canal Conservation Area and will require accessible open space. Consideration should be given to retaining and enhancing Gnosall Heath Protected Open Space. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Development here would be in an accessible location, adjacent to the health centre, consideration needs to be given to impacts on the flood zone. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Development here would be in an accessible location, adjacent to the health centre, and other local services. As for all Gnosall options there are issues relating to the current sewerage system, as overflow problems have occurred.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

### Eccleshall Options

#### Eccleshall Housing Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
--------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

Appraisal of Options i

EC-1 Land north of Stone Road	+	+	+	+	+	-	+	+	+	?	-	?
EC-2 Land east of Eccleshall between Stafford Road and Stone Road	+	+	+	+	+	?	+	+	+	?	-	?
EC-3 Land south of Eccleshall adjacent to Green Lane	+	+	+	+	+	?	+	+	+	?	-	?
EC-4 Land north of Community Centre at Trinity Road	+	+	+	+	+	?	+	+	+	?	-	-
EC-5 Land west of Eccleshall between Shaws Lane and Church Street	+	+	+	+	+	?	+	+	+	?	-	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	?	-	-	-	?	?	?	?	?	Development in this location needs to consider impacts on the Eccleshall Conservation Area. Although Eccleshall has a good range of recreation facilities, it may be appropriate to provide additional open space in a more central location. Development here needs to consider both flood risk and water quality impacts, due to the proximity to the sewage works. For all Eccleshall options, upgrading of the Cherry Tree Lane pumping station may be required in addition to further investigation into surface water drainage issues.
?	?	-	?	?	?	?	?	?	?	Although Eccleshall has a good range of recreation facilities, it may be appropriate to provide additional open space in a more central location. For all Eccleshall options, upgrading of the Cherry Tree Lane





## Appraisal of Options i

HI-2 Land north of Puddle Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	-	?	?
HI-3 Land south of Puddle Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	-	?	?
HI-4 Land north of Egg Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	-	?	?
HI-5 Land east of Church Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	-	?	+
HI-6 Land west of Stowe Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	?	?	+

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	?	-	?	?	?	?	?	?	?	Whilst the location does not lie within the Flood Zone, Severn Trent have previously stated that there is a flooding problem in the settlement. This may require further investigation
?	?	-	?	?	?	?	?	?	?	Whilst the location does not lie within the Flood Zone, Severn Trent have previously stated that there is a flooding problem in the settlement. This may require further investigation. Development here should provide additional open space.
?	?	-	?	?	?	?	?	?	?	Whilst the location does not lie within the Flood Zone, Severn Trent have previously stated that there is a flooding problem in the settlement. This may require further investigation. Development here should provide additional open space.
?	?	?	?	?	?	?	?	?	?	This location would involve some PDL. Whilst the location does not lie within the Flood Zone, Severn Trent have previously stated that there is a flooding problem in the settlement. This may require further





## i Appraisal of Options

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
?	?	-	-	?	?	?	?	?	?	Development to the north of Haughton needs to consider water drainage and loss of open spaces issues.
?	?	-	-	?	?	?	?	?	?	Development to the north of Haughton needs to consider water drainage and loss of open spaces issues.
?	?	-	-	?	?	?	?	?	?	Development to the north of Haughton needs to consider water drainage and loss of open spaces issues.
?	?	-	-	?	?	?	?	?	?	Development to the north of Haughton needs to consider water drainage and loss of open spaces issues.
?	?	-	?	?	?	?	?	?	?	Due to the size of this option, additional open space may be required
?	?	-	?	?	?	?	?	?	?	Due to the size of this option, additional open space may be required

### Weston Option

#### Housing Location Option

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
WN-1 Land south of Green Road	?	?	+	+	?	+	+	?	?	+



## i Appraisal of Options

—	?	—	?	—	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
—	—	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?
—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?
—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?
—	—	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?
—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?
—	—	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?	—	?

### Employment Location Options

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
--------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

Appraisal of Options i

Ladfordfields LA-a Land south of Bridle Lane	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
Ladfordfields LA-b Land north of Woodseaves Road	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
Ladfordfields LA-c Land north of Ladfordfields	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
Raleigh Hall RH-a Land off Cold Meece Road	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
Raleigh Hall RH-b Land north of Sturbridge Lane	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?
	+	+	?	?	?	?	?	?	?	0	?	?	?	?	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	?	-	?	?	+	?	?	?	?	Development here would be an extension to the existing industrial estate. There is no current public transport to the site and this should be addressed.
-	-	-	?	?	+	?	?	?	?	Development here would be an extension to the existing industrial estate. There is no current public transport to the site and this should be addressed. This site contains water features, which could have biodiversity value.

## i Appraisal of Options

-	-	-	-	?	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	Development here would be an extension to the existing industrial estate. There is no current public transport to the site and this should be addressed. This site contains water features and a woodland, which could have biodiversity value.
?	-	-	?	?	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	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.
?	?	-	?	?	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	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.

### Yarnfield Housing Location Option

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
<b>YN-1 Land at BT Training Centre, north of Yarnfield</b>	?	?	?	+	?	+	+	?	?	?
SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
-	?	+	?	?	-	?	?	?	?	This development whilst providing housing on pdl, would result in loss of employment, leading more 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 Housing Location Option**

Location Option / SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
TT-1 and TT-2 Land at Bassett's Transport, east of A34 Stone Road	?	?	+	+	?	+	+	?	?	?

SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	Summary
+	-	+	?	?	?	?	?	?	?	This development whilst providing housing on pdl, would result in loss of employment. There are good transport links to larger settlements. Development would need to consider providing open space and mitigation measures for biodiversity along with possible impacts on the adjacent flood zone.

## ii Habitat Regulations Assessment

### ii 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 outcomes of this report states that it can not be certain at this stage, that the individual authorities Core Strategies, 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 the subsequent SA report, expected alongside the Core Strategy preferred options 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 subsequent SA report:

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

### iii 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

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