

The Plan for Stafford Borough

Part 2

Sustainability Appraisal - Adopted Version

January 2017

This document contains:

- Plan for Stafford Borough Part 2 - Sustainability Appraisal Report
- Plan for Stafford Borough Part 2: Main Modifications Sustainability Appraisal Addendum

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Plan for Stafford Borough Part 2

Sustainability Appraisal Report

Prepared by LUC
March 2016

Project Title: Sustainability Appraisal of the Plan for Stafford Borough Part 2

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Contents

Non-Technical Summary	1
1 Introduction	9
Sustainability Appraisal and Strategic Environmental Assessment	9
The Local Plan	9
Structure of this report	10
2 Methodology	14
SA Stage A: Scoping	16
SA Stage B: Developing and refining options and assessing effects	26
The Settlement Boundaries	27
Protected Social and Community Facilities	30
Protected Local Green Spaces	31
Stafford and Stone Protected Employment Areas	33
Retail Boundaries	34
Recognised Industrial Estate Boundaries	35
Gypsies, Travellers and Travelling Show People	36
SA Stage C: Preparing the Sustainability Appraisal Report	38
SA Stage D: Consultation on the Plan for Stafford Borough Part 2 and this SA Report	38
SA Stage E: Monitoring implementation of the Local Plan	38
Appraisal methodology	38
Difficulties Encountered	39
3 Sustainability Context for Development in Stafford Borough	41
Review of Plans, Policies and Programmes	41
Baseline Information	43
Context for the Plan for Stafford Borough Part 2	43
Key Sustainability Issues	44
4 Sustainability Appraisal Findings	46
Policy SB1 Settlement Boundaries	46
Policy SB2 Protected Social and Community Facilities	51
Policy SB3 Stafford and Stone Protected Employment Areas	52
Policy RIE1 Recognised Industrial Estates	53
5 Summary of SA Findings for the Plan for Stafford Borough Part 2	56
Cumulative effects	56
Summary of sustainability effects	58
Recommendations	61
6 Monitoring	62
7 Conclusions	63
Next Steps	63
Appendix 1 Review of Plans, Policies and Programmes	64
Appendix 2 Updated Baseline Information	72
Introducing the baseline data	73

Collecting the baseline data	73
Social	73
Economic Development	78
Environmental	80

Appendix 3 Appraisal Matrices 89

Appraisal matrix for Policy SB1 Stafford	90
Appraisal matrix for Policy SB1 Stone	98
Appraisal matrix for Policy SB1 Eccleshall	106
Appraisal matrix for Policy SB1 Gnosall	114
Appraisal matrix for Policy SB1 Hixon	122
Appraisal matrix for Policy SB1 Great Haywood	130
Appraisal matrix for Policy SB1 Little Haywood / Colwich	139
Appraisal matrix for Policy SB1 Haughton	147
Appraisal matrix for Policy SB1 Weston	155
Appraisal matrix for Policy SB1 Woodseaves	162
Appraisal matrix for Policy SB1 Barlaston	170
Appraisal matrix for Policy SB1 Tittensor	178
Appraisal matrix for Policy SB1 Yarnfield	186
Appraisal matrix for Policy SB2 Protected Social and Community Facilities	194
Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas	201
Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries	209

Appendix 4 Consultation responses relating to the SA Report (November 2015) received during the Publication Consultation 216

Non-Technical Summary

What is sustainability appraisal?

1. This document is the sustainability appraisal of the Plan for Stafford Borough: Part 2 Submission document (April 2016). The Council is required by Government policy to ensure that planning policy documents are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). The purpose of a Sustainability Appraisal is to help establish the most sustainable approach to development in the plan area, which reduces negative effects and enhances positive effects on the environment, society and economy. Appraising the social, environmental and economic effects of all potential policies in the new Plan for Stafford Borough Part 2, and any reasonable alternative approaches will help to ensure that decisions are made that are in line with the principles of sustainable development, as defined in the National Planning Policy Framework.

What is the Plan for Stafford Borough Part 2?

2. The Plan for Stafford Borough Part 2 is one of the three documents which together make up the new Local Plan for Stafford Borough (2011 – 2031). The three documents of the plan are as follows:
 - **The Plan for Stafford Borough**, which sets out the vision, key objectives and spatial strategy for the Borough for the next 20 years. It is the over-arching policy document to which any other planning policy documents must comply and was adopted by the Council on the 19th June 2014, and was subject to a separate sustainability appraisal.
 - **The Plan for Stafford Borough Part 2** (the subject of this Sustainability Appraisal) is the second part of the new Local Plan for Stafford Borough, (previously referred to as the Site Allocations document within the Plan for Stafford Borough). Part 2 sets out an approach to development in the sustainable settlement hierarchy, establishes boundaries for the recognised industrial estates, considers retail frontages, and gypsy and traveller allocations.
 - **The Policies Map** (including inset maps) identifies on an Ordnance Survey base map the precise locations and boundaries affected by policies and proposals in the two parts of the Plan.
3. The Plan for Stafford Borough Part 2 identifies boundaries for the main settlements, the Recognised Industrial Estates and protects land for employment use. The Plan also ensures that community facilities are protected throughout the Borough and identifies Neighbourhood Plans as the appropriate tool to identify and safeguard important local green spaces, as well as considering the land needs of gypsies, travellers and travelling show people.
4. The Plan for Stafford Borough Part 2 is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, Community and national level.
5. A review has been undertaken of the other plans, policies and programmes that are relevant to the Plan for Stafford Borough Part 2 to identify the environmental protection, social and economic objectives, established at international, Community or national level, which are relevant to the plan or programme. The review identifies the SA objectives that are relevant to each plan, policy or programme to show how the international, Community and national sustainability objectives have been addressed in this SA.
6. The most significant development in terms of the policy context for the Plan for Stafford Borough Part 2 has been the publication of the National Planning Policy Framework (NPPF) which replaced

the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The purpose of the NPPF was to streamline national planning policy. The Local Plan, including the Plan for Stafford Borough Part 2, must be consistent with the requirements of the NPPF.

How was the sustainability appraisal undertaken?

7. This sustainability appraisal assesses the potential effects of the policies and proposed boundaries in the Plan for Stafford Borough Part 2 on social, economic and environmental factors in the Borough through the use of 20 headline sustainability objectives (as shown in **Table 1**). A series of key questions relating to each objective helps to identify the potential effects. Information about the existing social, environmental and economic characteristics of the Borough has been used to inform the appraisal. The appraisal identifies the individual and collective effects of the **draft plan's policies and boundaries on the economy, communities, population and human health and environmental features.**
8. **The appraisal identifies positive and negative effects, including 'cumulative' effects where relevant.** The assessment has been systematic, with the findings recorded in a series of tables. The results of the assessment are described in detail in the Sustainability Appraisal Report, and summarised in this non-technical summary.

Table 0.1: SA headline objectives

SA Headline Objectives	
1.	To create high, stable and equitable levels of employment
2.	To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues
3.	To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities
4.	To support the needs of the local rural economy and communities
5.	To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.
6.	To ensure that everyone has the opportunity of a decent and affordable home
7.	To improve opportunities for access for all to work, education, health and local services
8.	To reduce and prevent crime and reduce fear of crime
9.	To reduce the impact of noise and light pollution
10.	To improve health, safety and well-being across the whole community
11.	To reduce societal contributions to climate change
12.	To protect and enhance biodiversity
13.	To protect and conserve soil
14.	To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management
15.	To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character
16.	To create a sense of community identity and belonging
17.	To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities
18.	To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community
19.	To encourage a strong, inclusive, community and voluntary sector
20.	To engender a sense of civic and neighbourhood values, responsibility and pride

Which reasonable alternatives have been assessed?

9. The Sustainability Appraisal process requires the identification and assessment of reasonable alternatives. Alternatives which were deemed to be reasonable were considered in the previous iteration of the Sustainability Appraisal (June 2015) which accompanied the Plan for Stafford Borough Part 2 Proposals document (June 2015). The reasonable alternatives identified related to two elements of the Plan: Policy RET1 Retail Boundaries; and the proposed policy approach to not allocating an additional site for eight pitches for gypsies, travellers and travelling show people, but to leave this to windfall applications. Following the assessment of these alternatives, feedback from the consultation period held in summer 2015 and updated evidence base, it was decided not to include a policy which related to retail frontages or the allocation of sites for gypsies, travellers and travelling show people within the Plan. These decisions were considered in terms of the SA findings, and no recommendations were judged necessary on the basis of the policy selection justification provided by Stafford Borough Council.

What is the current state of the environment?

10. The Borough has locally distinctive landscape character and a range of nationally designated biodiversity and heritage sites. Over 130,600 people live in the Borough¹, with 60% of the population living in the main towns of Stafford and Stone while the remainder live in the rural area where there are a number of larger villages such as Eccleshall, Gnosall, Hixon, Barlaston, Great Haywood and Little Haywood as well as smaller villages and hamlets. To the north of the Borough are parts of the suburban fringe of Newcastle-under-Lyme and Stoke-on-Trent at Clayton, Blythe Bridge, Trentham and Meir Heath.
11. The Borough includes two motorway junctions providing accessibility links to the north and south of the Country. Connections to the east and west, though, are less evident. The towns have good rail links being sited on the West Coast Mainline, with connections to the major cities from both Stafford and Stone. Stafford is also a hub for bus services in the Borough providing links to Lichfield, Cannock, Wolverhampton, Newport, Uttoxeter, Stone and the Potteries.
12. While the Borough has a low unemployment rate, the majority of the workforce in the Borough is employed in public administration, health and education, with another 20.6% in the distribution, hotel and restaurant sectors, which represents a lack of diversity of employment types available. Stafford Borough has a relatively low level of deprivation, apart from a number of wards in the north and south west of Stafford town. In relation to home ownership there are affordability problems in the Borough, particularly in rural areas, and delivery of affordable homes has not met the estimated need.
13. Within the Borough there are four Special Areas of Conservation (SACs) and three Ramsar sites, all of which are European designated sites of conservation. There are 17 Sites of Special Scientific Interest (SSSI) within Stafford Borough, as well as three National Nature Reserves and two areas of land designated as green belt. There are also eight Local Nature Reserves and approximately 173 Local Sites of Biological Importance (also known as Local Wildlife Sites) within the authority area².
14. The air quality within the Borough is satisfactory at present with none of the Borough designated as requiring an Air Quality Management Scheme; the main concentrations of air pollution are close to the M6 and A34 road corridor.
15. Climate change is already having an impact on weather patterns. In the West Midlands climate change is likely to result in increased summer and winter temperatures, an increase in winter precipitation and a possible increase or decrease in summer precipitation.
16. Rivers and watercourses are an important feature in the Borough, and the vast majority of the watercourses in Stafford Borough have been improving their water quality over the past 20 years, with many achieving good or very good status. Flood risk associated with the Rivers Penk, Sow and Trent is an issue in the area.

¹ 2011 Census <http://www.ons.gov.uk/ons/index.html>

² Stafford Biodiversity Strategy (2012-2015) <http://www.staffordbc.gov.uk/live/Documents/Policy%20and%20Plans/Bio-Diversity-Strategy-2012-2015.pdf>

17. Soil is central to the environment. It stores and recycles nutrients and water, and provides the medium for crop growth. The agricultural land classification for Stafford³ shows that the majority of the area is Grade 3 (Grades 1 and 2 are the highest quality agricultural land), with a greater proportion of grade 2 towards the west of the Borough. The main river valleys are typically lower quality, grade 4.
18. Stafford Borough has a rich and varied cultural heritage, represented across the urban and rural environment, with a range of designated historic assets and a relatively low percentage of heritage at risk. This includes 30 Conservation Areas and four designated Historic Parks and Gardens these being Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery at Cannock Chase. Other designated landscapes contribute to the character of the local historic environment, such as village greens, public parks and country estates, and there is one Historic Battlefield at Hopton Heath.

What are the key sustainability issues for Stafford Borough?

19. The sustainability appraisal needs to consider the existing environmental, social and economic characteristics of the plan area and identify key sustainability issues that the plan might be able to influence. It is also required to consider what would happen to these issues if the plan in question were not implemented. **Table 2** lists the key sustainability issues identified for Stafford Borough and shows the likely evolution of the key sustainability issues if the Plan for Stafford Borough Part 2 were not to be adopted.

Table 2: Key sustainability issues and likely evolution without the Plan for Stafford Borough Part 2

Key Sustainability Issue	Likely evolution of the issue without implementation of the Plan for Stafford Borough Part 2
Social	
High levels of deprivation in some areas of the Borough	Likely to continue without appropriate Policy response.
Low level of provision of affordable housing compared with rising house prices	Likely to continue without provision of additional housing land.
Lack of access to services and facilities in some parts of the Borough.	Likely to continue in line with national trends without protection of key local facilities.
Slight increase in number of homeless households in recent years.	Likely to continue without allocation of housing land to implement housing development strategy.
The level of outdoor space provision is much lower than the national target.	Likely to continue without appropriate allocation of land to provide open space requirements within new development.
Ageing population across the Borough and need to ensure that their needs are catered for in terms of housing, access and healthcare	Challenges in access to services without policy to support provision of local services.
Economic	
Decline in manufacturing industry resulting in job losses.	Employment trends likely to continue without allocation of employment land.
Opportunities for tourist related economy.	Likely to continue without protection of key assets such as retail offer in town centres, natural environment and historic environment.
Slight increase in VAT business start-	Uncertain without planned economic strategy.

³ <http://www.magic.gov.uk/MagicMap.aspx>

Key Sustainability Issue	Likely evolution of the issue without implementation of the Plan for Stafford Borough Part 2
ups in Stafford Borough.	
Decline in agricultural industries.	Employment trends likely to continue without positive planning policies in place to allow for rural employment.
Vacant units within the town centres.	Likely to continue without appropriate Policy response to stimulate town centres.
Graduates moving out of area once finished studies.	Likely to continue without planned economic strategy and allocation of sites to support increased opportunities to a range of employment options, particularly hi-tech or research based employment.
Environmental	
Loss of biodiversity habitats.	Likely to continue and may be exacerbated without a strategic planned approach to the location of new development and aim for biodiversity habitat creation and improvement.
Quality of SSSI's is important, but still below the national target.	Improvement to quality of SSSI is likely to continue and may be exacerbated without a planned approach to development.
Whilst river biology and chemistry have improved over the last decade, both are still below the national average.	Improving trend in quality likely to continue.
High percentage of new homes have been delivered on previously developed land in last 10 years	Development on greenfield land likely to increase.
Stafford Borough's Biomass energy project will provide renewable energy and opportunities for further renewable energy development in the future	Development of renewable likely to continue.
Protection and adaptation of heritage assets.	National policy should help to protect and enhance heritage assets but whether or not this will be consistent across all sites is uncertain.
Loss of individual character for Stafford Borough's settlements.	Likely to continue and may be exacerbated without a planned approach to protecting local green spaces and community facilities.

What are the likely significant economic, social and environmental effects of the Plan for Stafford Borough Part 2?

Economic objectives

20. In relation to the **economic** objectives, all of the policies and settlement boundaries (with the exception of Policy RIE1) generally have an **overall minor positive effect** in relation to the economic objectives (although many of the policies are unlikely to affect SA objectives 1, 2 and 5). This likely positive effect is most apparent in relation to SA objective 3, sustaining the vitality and viability of Stafford Borough's towns and villages and their communities, which reflects the ability of additional housing and other development to support existing facilities and services, and the associated employment opportunities provided.

Social objectives

21. In relation to **social** objectives, overall Policy SB1 has positive effects in relation to SA objectives 6, 7 and 10 as the identification of settlement boundaries will help to ensure new housing, affordable housing, access to employment and local services and improving health, safety and well-being across the whole community. **Significant positive effects** are identified in relation to

those settlements with land within their boundaries of sufficient size to include an element of affordable housing. Policy SB2 community facilities will also have a **significant positive effect** in relation to SA objective 7 and SA objective 10, as it supports the protection of existing key services and facilities as well as the provision of new facilities. The policy is therefore likely to improve access to these types of facilities which will include healthcare facilities to the benefit of local healthcare provision.

22. The settlement boundaries of Policy SB1 and Policy SB2 community facilities have an overall positive effect in relation to SA objective 20, engendering a sense of civic and neighbourhood values, responsibility and pride. The provision of clear settlement boundaries will give an indication of where new development will be acceptable allowing for new residential properties which may help to ensure that the existing services and facilities are supported. The protection of existing and provision of new community facilities to meet local need is expected to indirectly facilitate participation in community activities by ensuring that there are local venues to host activities.
23. **No negative effects** are identified from the policies in relation to the social objectives. **Uncertain effects** were noted for the settlement boundary of the Key Service Village of Weston in relation to the social aspect of SA objectives 4 and 6. This is because although no additional land within the settlement boundary of Weston has been identified for housing, it is possible that housing may be provided through windfall sites and infill development which could contribute to meeting local need in terms of affordability and housing mix. At this stage it is unknown if sites of this nature will come forward within the settlement.
24. Policy SB1 has a number of potential **minor mixed effects** in relation to creating a sense of community identity and belonging as a result of additional housing in the key service villages contributing to local engagement through an increase in the local population, but also increasing levels of commuting by the new residents to access employment (SA objective 16).
25. Policy SB3 Stafford and Stone protected employment areas and Policy RIE1 are expected to have **no effect** on most of the social SA objectives (the minor positive effects in relation to SA objective 4 relates to the economic element of the objective). **Minor positive effects** are expected in relation to SA objective 7 and SA objective 16 for Policy SB3 as it would safeguard employment land in close proximity to existing residential properties which may improve local access to work while also contributing to a sense of community within the Borough. A **mixed effect** has been noted for Policy RIE for SA objective 7 given that it will provide employment land in out of town locations which may not be accessible by public transport, but may provide those at more rural locations with access to new employment opportunities.

Environmental objectives

26. In relation to **environmental** objectives, Policy SB2 protected social and community facilities and SB3 protected employment land have a **minor positive effect** in relation to SA objective 11 through the provision of local facilities and services and employment land in close proximity to existing residential properties thus potentially reducing the need to travel and thereby reducing societal contributions to climate change. Some positive effects are identified in relation to the protection and conservation of soil as a result of development on previously developed land in the case of the settlements of Tittensor and Yarnfield (whose boundaries are identified through Policy SB1), where land for development within the settlement boundaries comprises brownfield land. The identification of the boundary of key service village of Weston through Policy SB1 will also have a **minor positive effect** in relation to SA objective 13 as the soil resource is protected through no land for development being identified within the settlement boundary.
27. Policy SB1 has a potential **minor negative effect** in relation to noise and light pollution as a result of overall increased levels of development within the settlements including new housing, employment and mixed uses. Although negative effects would be mitigated by the existing Plan Policy N1 Design, new development will inevitably result in an overall minor negative effect in relation to this objective, particularly during construction of any new homes and employment development.
28. **Minor negative effects** are also identified in relation to the protection and conservation of soil (SA objective 13), as Policies SB1, RIE1 and SB3 result in the loss of greenfield sites in the majority of settlements as well as through the provision of recognised industrial estates the

safeguarding of employment areas in the Borough. The negative effect associated with this loss of greenfield land has the potential to influence biodiversity in the Borough and as such a minor negative effect is also recorded for SA objective 12 in relation to RIE1 and SB3 (the negative effect is part of an **overall mixed effect** for many of the settlement boundaries identified through Policy SB1). The impact of new development is likely to result in potential negative effects on the water environment (SA objective 14), although Policies N2 Climate Change and N4 Natural Environment and Green Infrastructure in the adopted Plan for Stafford Borough provide mitigation to reduce these negative effects.

29. Policy SB1 results in a number of **mixed effects** in relation to societal contributions to climate change and impacts on landscape, town character and historic and cultural character. This reflects the potential impact of increased travel contributing to greenhouse gas emissions contrasting with existing policies within the adopted Plan which aim to minimise greenhouse gas emissions and set out requirements for reducing contributions to climate change through new development, and new development within the settlements impacting on their townscape and historic character contrasting with existing policies within the Plan which ensure that new development adheres to good design principles.

Summary

30. In summary, the Plan for Stafford Borough Part 2 is likely to have **a small number of significant positive effects** in relation to making provision for sufficient new housing, including affordable housing, as well as improving access to key services and facilities, including healthcare facilities to the benefit of local healthcare provision. As **no significant negative effects** are identified, no significant negative cumulative effects have been identified.

How can the potential negative effects be avoided or reduced?

31. Avoidance or reduction of adverse effects has been built into the Plan for Stafford Borough through inclusion of cross-cutting policies which set out the principles of good design and environmental protection. These policies set a framework that applies to all planning and decision-making activities.
32. No recommendations were made as a result of the SA, as although the potential for minor negative effects were identified for some of the proposed policies, it is considered that sufficient mitigation is provided by the existing policies in Part 1 of the Plan for Stafford Borough.

How will the sustainability effects be monitored?

33. Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Given that there are no significant negative effects identified for the Plan for Stafford Borough Part 2, there is no need for a separate monitoring framework to be prepared. In addition, the suggested framework for monitoring potential significant sustainability effects arising from the implementation of the adopted Plan for Stafford Borough (presented in Table 13 of the Adoption SA Report (June 2014)⁴) includes indicators for monitoring potential effects on all the SA objectives, and therefore it is likely that monitoring carried out for the adopted Plan for Stafford Borough will help to identify any trends arising from implementation of Part 2 of the Plan as well.

What happens next?

34. Views on the soundness of any paragraph and policy in the Plan for Stafford Borough Part 2 **Publication document, and on the legal compliance of the Plan's content and the process used in its preparation**, together with this SA Report were sought during the consultation alongside the Plan for Stafford Borough Part 2 Publication document between 26th November 2015 and 12 noon on Monday 25th January 2016.
35. Two consultation responses were received on the SA Report and these have been summarised in **Appendix 4** along with an explanation as to how these have been addressed as relevant in this

⁴ The Plan for Stafford Borough 2011 – 2031 Sustainability Appraisal, Stafford Borough Council, June 2014.

updated version of the SA Report.. This updated SA Report will be submitted to Government alongside the Plan Stafford Borough Part 2.

1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Stafford Borough Council as part of the integrated Sustainability Appraisal and Strategic Environmental Assessment of the Plan for Stafford Borough Part 2.
- 1.2 This report relates to The Plan for Stafford Borough: Part 2 Submission version (April 2016) and it should be read in conjunction with that document.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.3 Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.4 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive⁵, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁶. The purpose of **SEA, as defined in Article 1 of the 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'**.
- 1.5 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance⁷ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Plan for Stafford Borough Part 2 is being prepared in the spirit of this integrated approach and throughout this **report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'**.

The Local Plan

- 1.6 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The Framework gives guidance to local councils in drawing up local plans and on making decisions on planning applications. The new Local Plan for Stafford Borough (2011 – 2031) comprises three documents:
 - **The Plan for Stafford Borough**, which sets out the vision, key objectives and spatial strategy for the Borough. It is the over-arching policy document to which any other planning policy documents must comply and was adopted by the Council on the 19th June 2014, replacing all saved policies of the Stafford Borough Local Plan 2001.
 - **The Plan for Stafford Borough Part 2** is the second part of the new Local Plan for Stafford Borough, formerly known as the Site Allocations document (as it is referred to within the Plan for Stafford Borough). Part 2 sets out an approach to development in the sustainable

⁵ SEA Directive 2001/42/EC

⁶ Under EU Directives 2011/92/EU and 2014/52/EC concerning EIA

⁷ <http://planningguidance.planningportal.gov.uk/>

settlement hierarchy, establishes boundaries for the recognised industrial estates, and considers retail frontages and gypsy and traveller allocations.

- **The Policies Map** (including inset maps) identifies on an Ordnance Survey base the precise locations and boundaries affected by policies and proposals in the two parts of the Plan.

- 1.7 The purpose of the Local Plan is to set out a vision for the development of the Borough, objectives to guide growth, and policies to make sure that new development meets local needs in line with national policy.
- 1.8 The adopted Plan for Stafford Borough makes provision for 500 homes and approximately 8ha of employment land per year (Spatial Principle 2), with the majority of homes (70%) being delivered **in Stafford, 10% in Stone, 12% in the Key Service Villages (together comprising the 'sustainable settlements hierarchy')** and **8% in the rest of the Borough** (Spatial Principle 4). This equates to a total of 10,000 new homes over the Plan period. Employment land distribution follows a similar pattern with 56% to Stafford, 12% to Stone and 32% to the rest of the Borough (Spatial Principle 5). Specific policies and Strategic Development Locations for Stafford and Stone are included in the Plan for Stafford Borough. The Plan for Stafford Borough was accompanied by a full Sustainability Appraisal⁸.
- 1.9 The Plan for Stafford Borough Part 2 seeks to identify boundaries for the settlements in the sustainable settlement hierarchy (based on the criteria set out in Spatial Principle 7 in the Plan for Stafford Borough) and the Recognised Industrial Estates, and considers retail frontages and the need for the allocation of land for gypsies, travellers and travelling show people.
- 1.10 **The adopted Plan for Stafford Borough established the cornerstones of the Borough's** development strategy and contains the majority of policies needed to manage development in the Stafford Borough area. Therefore the Part 2 document is much shorter and succinct, and focused on specific topics to provide further clarity in the context of the Plan for Stafford Borough.
- 1.11 The approach to defining the settlement boundaries was established through Spatial Principle 7 (SP7) in the Plan for Stafford Borough. As such, the methodology has been subject to SA and adopted as part of the Local Plan. The Council has followed this method when drafting the Plan for Stafford Borough Part 2 and set out the resulting proposed options for consultation.

Structure of this report

- 1.12 This report is the SA Report for the Plan for Stafford Borough Part 2 Submission version (April 2016). **Table 1.2** signposts how the requirements of the SEA Regulations have been met within this SA Report.

Table 1.2: Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Sections 1 and 3, and Appendix 1.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 3 and Appendix 2.
c) The environmental characteristics of areas likely to be significantly affected	Section 3 and Appendix 2.

⁸ <http://www.staffordbc.gov.uk/sustainability-appraisal>

SEA Regulation Requirements	Where covered in this SA Report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 3 and Appendix 2.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Appendix 1.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Section 4 and 5.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 5 and 6.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 2.
i) A description of measures envisaged concerning monitoring in accordance with Art. 10	Section 6.
j) A non-technical summary of the information provided under the above headings	Non-technical summary (preceding Section 1)
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA Report.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report for the Stafford Borough Local Plan was undertaken in autumn 2007.

SEA Regulation Requirements	Where covered in this SA Report
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	<p>Consultation on the Plan for Stafford Borough Part 2 Proposals document and accompanying SA Report was undertaken in summer 2015. Comments on the Plan were considered by SBC and influenced the publication version. No comments were received on the SA Report.</p> <p>Consultation was then undertaken in relation to the Plan for Stafford Borough Part 2 Publication document between 26th November 2015 and 12 noon on Monday 25th January 2016. Two consultation responses were received on the SA Report and these have been summarised in Appendix 4 along with an explanation as to how these have been addressed as relevant in this updated version of the SA Report which is being submitted alongside the Plan.</p>
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Art. 5, the opinions expressed pursuant to Art. 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be addressed after the Plan for Stafford Borough Part 2 is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Plan for Stafford Borough Part 2 is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

- 1.13 This section has introduced the SA of the Plan for Stafford Borough Part 2. The remainder of the report is structured into the following sections:
- **Section 2: Methodology** describes the approach that has been taken to the SA of the Local Plan, including the SA framework used in the appraisal. This section also describes how the policies within the Plan have been amended in light of the consultation feedback received on the Plan for Stafford Borough Part 2 Proposals document (June 2015).
 - **Section 3: Sustainability context for development in Stafford Borough** summarises the relationship between the Plan for Stafford Borough Part 2 and other relevant plans, policies and programmes, summarises the social, economic and environmental characteristics of the district and identifies the key sustainability issues.
 - **Section 4: Sustainability Appraisal findings** sets out the SA findings for the policies and boundaries set out in the Plan for Stafford Borough Part 2.
 - **Section 5: Summary of SA findings and cumulative effects** draws together the findings of the SA and considers the cumulative effects of the Local Plan as a whole, looking at the findings of the SA's for the Plan for Stafford Borough and the Plan for Stafford Borough Part 2. Consideration is also given to possible mitigation measures and recommendations are made for ways in which to maximise the benefits of the Local Plan and minimise any adverse effects.
 - **Section 6: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the Plan for Stafford Borough Part 2 and proposes monitoring indicators.
 - **Section 7: Conclusions** summarises the key findings from the SA and describes the next steps to be undertaken.
- 1.14 **Appendices 1 and 2** respectively set out the review of relevant plans, policies and programmes and the sustainability baseline. A review of these appendices was undertaken; no changes were required from those contained in the June 2015 SA Report that accompanied the Plan for Stafford Borough Part 2 Proposals document, therefore, they are unaltered.
- 1.15 The detailed SA matrices for the Plan for Stafford Borough Part 2 policies and boundaries can be found in **Appendix 3**.
- 1.16 **Appendix 4** summaries the two consultation responses that were received on the November 2015 SA report and an explanation as to how these have been addressed as relevant in this updated version of the SA Report.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Plan for Stafford Borough Part 2 is based on current best practice and the guidance on SA/SEA set out in the national Planning Practice Guidance (PPG), which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1: Corresponding stages in plan making and SA

Local Plan Step 1: Evidence gathering and engagement
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA Framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • 1: Testing the Plan objectives against the SA Framework • 2: Developing the Plan options • 3: Evaluating the effects of the Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Plans
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • 1: Preparing the SA Report
<p>Stage D: Seek representations on the Plan and the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • 1: Public participation on Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations

Local Plan Step 4 & 5: Adoption and Monitoring

SA stages and tasks

- 3: Making decisions and providing information

Stage E: Monitoring the significant effects of implementing the Plan

- 1: Finalising aims and methods for monitoring
- 2: Responding to adverse effects

- 2.2 The methodology set out below describes the approach that has been taken to the SA of the Plan for Stafford Borough Part 2 to date and provides information on the subsequent stages of the process.
- 2.3 Stafford Borough Council has previously carried out several iterations of the SA process in relation to the Plan for Stafford Borough throughout its development. The Plan for Stafford Borough, adopted on the 19th June 2014, provides the vision, spatial principles and specific policies that will guide where development (such as housing, shops and green spaces) can take place across the Borough over the next 20 years.
- 2.4 **Table 2.2** below lists the iterations of the Plan for Stafford Borough that have been produced and consulted on by Stafford Borough Council, as well as the accompanying SA work that was undertaken at each stage (**which are all available on the Council's website⁹**).

Table 2.2: Iterations of the Plan for Stafford Borough and accompanying SA work

Date	Plan iteration	Accompanying SA work
October 2007	N/A	SA Scoping Report
January 2008	The Plan for Stafford Borough - Borough Wide Development Strategy	SA Commentary Volume 1
June 2008	Principles for Settlement Development	N/A
February 2009	Delivering the Plan for Stafford Borough - Issues and Options	SA Commentary Volume 2
September 2011	Draft Publication	SA Report
May 2012	Strategic Policy Choices	SA Report
January 2013	Publication (Pre-Submission)	Revised SA Report
April 2013	Planning Strategy Statement	Addendum SA Report
January 2014	Modifications Consultation	Modifications Addendum SA Report
June 2014	The adopted Plan for Stafford Borough	Sustainability Appraisal Adoption Statement
June 2015	The Plan for Stafford Borough: Part 2 Proposals document (Options Stage)	SA Report
December 2015	The Plan for Stafford Borough: Part 2 Publication document	SA Report
Date 2016	The Plan for Stafford Borough: Part 2 Submission document	This SA Report

⁹ <http://www.staffordbc.gov.uk/sustainability-appraisal>

SA Stage A: Scoping

- 2.5 The scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report for the Plan for Stafford Borough¹⁰ presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
 - In line with the requirements of the SEA Regulations, baseline information was collected on **the following 'SEA topics': biodiversity, flora and fauna; population and human health; water; soil; air; climatic factors; material assets; cultural heritage and the landscape.** Data on social and economic issues were also taken in to consideration. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
 - Drawing on the review of relevant plans, policies and programmes and the baseline information, key sustainability issues for the district were identified (including environmental problems, as required by the SEA Regulations).
 - A Sustainability Appraisal framework was then presented, setting out the SA objectives against which options and subsequently policies will be appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. The SA framework is designed to set out a series of sustainability objectives and associated questions that can be used to **"interrogate"** options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- 2.6 The review of relevant plans, policies and programmes and the baseline information has been reviewed and updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Stafford Borough. The review of relevant plans, policies and programmes is included in **Appendix 1**, and the baseline information in **Appendix 2**.
- 2.7 **Table 2.3** overleaf presents the 20 headline SA objectives in the SA framework for the Plan for Stafford Borough along with their associated sub-questions, and shows how all of the 'SEA topics' have been covered by the SA objectives.

¹⁰ Stafford Borough Council (October 2007) Sustainability Appraisal Scoping Report

Table 2.3: SA framework for the Plan for Stafford Borough

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
<p>1. To create high, stable and equitable levels of employment</p>	<p>Employment rate Target: Maintain good performance of employment</p> <p>Unemployment rate Target: Maintain good performance</p> <p>Gross Value Added Target: Increase in line with figure for South Staffordshire</p> <p>Number of jobs created across all sectors of the economy Target: Increase</p> <p>Number of jobs created in rural areas Target: Increase</p>	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>N/A</p>
<p>2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues</p>	<p>Foreign Direct Investment (FDI) Target: Increase share of FDI</p> <p>The number of people reaching NVO4+ Target: Increase</p> <p>Employment land take up rates on previously developed land Target: Increase take up rates</p> <p>Number of planning permissions for business premises linked to farm diversification in rural areas Target: Increase</p> <p>Employment land take up rates Target: Increase take up to meet the requirement</p>	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	<p>N/A</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
<p>3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities</p>	<p>Adaptability and proximity of new developments to services Target: No new development beyond 5km of the Borough's towns Number of Vacant units Target: reduce Rank of centres: Stafford ranked at 147 nationally in 2010 Target: Increase rank Housing densities in town centres Target: 40-50 dwellings per hectare in town centres Retail land take up rates Target: Increase</p>	<p>Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services and facilities? Will it contribute to a quality built environment?</p>	<p>Cultural heritage, including architectural heritage</p>
<p>4. To support the needs of the local rural economy and communities</p>	<p>Number of planning permissions for business premises linked to farm diversification in rural areas Target: Increase Availability of affordable homes to accommodate local needs in rural areas Target: Increase according to identified need Amount of land on previously developed land that could be used to expand existing businesses located within the Green Belt Target: Increase according to identified need Re-use vacant land and buildings for employment purposes in the rural area Target: Increase according to identified need Number of facilities located within rural centres Target: Increase according to identified need Number of sites identified for affordable housing through rural exception sites Target: Increase according to identified need</p>	<p>Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?</p>	<p>Population and human health</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	<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 Environment Agency 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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	<p>Population and human health</p> <p>Material Assets</p>
6. To ensure that everyone has the opportunity of a decent and affordable home	<p>Number of new housing developments that incorporate public transport provision</p> <p>Target: All / Increase</p> <p>Number of affordable / special needs housing</p> <p>Target: In line with local need</p> <p>Number of unfit dwellings</p> <p>Target: Meet Government's decent homes standards</p> <p>Homelessness</p> <p>Target: To provide sufficient short / medium term accommodation</p> <p>Number of new residential developments that provide for the accessibility of all users vacant properties?</p> <p>Number of new residential developments incorporating high quality layouts and landscaping</p> <p>Target: All</p> <p>Number of new residential developments in the rural area providing for identified affordable / local needs housing</p> <p>Target: Increase according to identified need</p> <p>Target: All / Increase</p> <p>Number of homes meeting Code for Sustainable Homes</p> <p>Target: Increase / in line with Government targets</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>	<p>Population and human health</p>
7. To improve opportunities for access for all to work, education, health and local services	<p>Number of new developments incorporating a range of transport options</p> <p>Target: All</p> <p>Disabled access</p>	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p>	<p>Population and human health</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	<p>Target: All new build to comply with Disability Discrimination Act</p> <p>% of development within walking distance (350 metres) of a frequent local service?</p> <p>Target: 100% of all new developments in urban areas</p> <p>Number of mixed use developments</p> <p>Will it protect existing key</p> <p>Target: Increase</p>	<p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	
<p>8. To reduce and prevent crime and reduce fear of crime</p>	<p>Number of new developments incorporating crime prevention design measures</p> <p>Target: Increase</p> <p>Recorded crime per 1,000 population</p> <p>Target: Maintain good results relative to other districts</p> <p>Fear of crime surveys Will it reduce social disorder?</p> <p>Target: Reduce fear of crime</p> <p>Number of new developments incorporating secured by design certification</p> <p>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>	<p>Population and human health</p>
<p>9. To reduce the impact of noise and light pollution</p>	<p>Number of developments incorporating landscaping as a way of reducing potential noise or light impacts</p> <p>Targets: Increase</p> <p>Public concern over noise</p> <p>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</p> <p>Target: Low number of breaches of Integrated Pollution Prevention and Control permits on permitted noise level</p> <p>Public concern over light pollution from residential developments</p> <p>Target: Low % of residents surveyed who are concerned about light pollution</p>	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	<p>Population and human health</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
<p>10. To improve health, safety and well-being across the whole community</p>	<p>Number of Listed Buildings 'at Risk' across the Borough Target: Reduce</p> <p>Number of development sites that lead to the creation and enhancement of open spaces Target: Increase in line with Green Infrastructure Strategy</p> <p>Number of waterside developments which improve accessibility and quality of the water environment Target: All</p> <p>% of residents within 500m (15 minutes' walk) of public open space Target: Increase</p> <p>Modal Split 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>Air Quality Management Area Target: No air quality management area</p> <p>Number of buildings and vacant land reused Target: Increase</p> <p>Number of developments within town centres incorporating quality landscaping and linkages with the surrounding urban fabric Target: All</p> <p>Hectares of public open space per 1,000 population Target: Increase in line with local standards and Green Infrastructure Strategy</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>	<p>Population and human health</p>
<p>11. To reduce societal contributions to climate change</p>	<p>% of new developments producing Travel Plans to encourage use of sustainable modes of travel Target: All</p> <p>Length of cycleways Target: Increase</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p>	<p>Air</p> <p>Population and human health</p> <p>Climatic Factors</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	<p>Number of new development incorporating water efficiency techniques</p> <p>Targets: Increase</p> <p>% of new developments encompassing energy efficient design / layout / features</p> <p>Target: 30% improvement in energy efficiency over 15 years from 1996 (11.1% achieved so far)</p> <p>Woodlands lost to new development</p> <p>Target: None</p> <p>Proportion of energy supply to be secured from decentralised and renewable or low-carbon energy sources</p> <p>Target: 10% or higher</p>	<p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>	
12. To protect and enhance biodiversity	<p>Number of developments that may detrimentally affect biodiversity conservation value</p> <p>Target: Reduce to minimum</p> <p>Number of developments that may detrimentally affect features of geological conservation value?</p> <p>Target: Reduce to minimum</p> <p>Quality of historic parks and gardens</p> <p>Target: Maintain / Conserve</p> <p>Quality of Sites of Special Scientific Interest (SSSI)</p> <p>Target: 95% of SSSI's to be in 'favourable or 'recovering' condition</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 granted that affect SSSI sites</p> <p>Number of developments that protect and enhance sites and spaces important for biodiversity as set out in the Staffordshire Biodiversity Action Plan</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>	<p>Biodiversity</p> <p>Fauna</p> <p>Flora</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	Target: Increase Quality of rivers, canals and freshwater bodies within the Borough Target: Achieve standards set out by the Water Framework Directive		
13. To protect and conserve soil	Percentage of development on previously developed land Target: Maximise use where possible Area of statutory contaminated land remedied Target: Await Environment Agency Soil Strategy Implementation Plan Area of land converted to organic / agricultural environment schemes Target: Increase Soil degradation Target: Minimise the degradation or loss of soils to new developments Number of developments given planning permission contrary to EA advice Target: No planning permission to be granted contrary to the Environment Agency's advice based on the risk of contamination to underlying groundwater	Will it result in the protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?	Soil
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Number of developments that do not make efforts to increase water consumption or pollution Target: None / Minimise Quality of rivers, canals and freshwater bodies within the Borough Target: Achieve standards set out by the Water Framework Directive Number of new developments incorporating sustainable drainage systems and other water saving techniques Target: All new development to incorporate water saving measures Number of developments given planning permission contrary to	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?	Water

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	<p>Environment Agency advice based</p> <p>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>15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character</p>	<p>Change in areas of highly sensitive historic and landscape character</p> <p>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</p> <p>Target: Increase</p> <p>% of Borough covered by historic landscape / urban characterisation studies</p> <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 within 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 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 heritage assets?</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>	<p>Cultural Heritage (including architectural and archaeological heritage)</p> <p>Landscape</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
16. To create a sense of community identity and belonging	Projected household change Target: Maintain number of households	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	Population
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	% of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area Target: Reduce	Will it improve ethnic relations?	Population
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	E-enabled interactions as a proportion of all interactions Target: Increase E-enabled interactions for the new Local Plan 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?	Population
19. To encourage a strong, inclusive, community and voluntary sector	% of voluntary / community organisations performing well Target: Maintain	Will it encourage increased voluntary levels?	Population and human health
20. To engender a sense of civic and neighbourhood values, responsibility and pride	Well-being score Target: Increase well-being score across the neighbourhoods in the Borough	Will it encourage engagement in community activities?	Population

SA Stage B: Developing and refining options and assessing effects

- 2.8 Developing options for a plan is an iterative process, usually involving a number of consultations with public and stakeholders. Consultation responses and the SA can help to identify where there **may be other 'reasonable alternatives' to the options being considered for a plan.**
- 2.9 Regulation 12 (2) of the SEA Regulations requires that:
"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—
(a) implementing the plan or programme; and
(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."
- 2.10 Schedule 2 of the SEA Regulations lists the additional information that must be included in the environmental (SA) report, including:
- An outline of the reasons for selecting the alternatives dealt with.
- 2.11 The following section seeks to meet these requirements. It should be noted that any alternatives **considered to the plan need to be "reasonable"**. This implies that alternatives that are **'not reasonable'** do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.12 Finally, it also needs to be recognised that the SEA and SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is **not possible to 'rank' them based on sustainability performance** in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

Identification and appraisal of policy and site options

- 2.13 The relationship between the Plan for Stafford Borough and the Plan for Stafford Borough Part 2 meant that the number of options that could be identified for the Plan Part 2 was limited. The adopted Plan for Stafford Borough established the overall development strategy for Stafford Borough, including Strategic Development Locations for housing and employment uses. Part 2 of the Plan establishes boundaries for development around the sustainable settlements and existing recognised industrial estates, as well as considering retail frontages and the need to identify sites for gypsies, travellers and travelling show people.
- 2.14 Since adoption of the Plan for Stafford Borough, a number of sites for housing have been granted **planning permission and some built out. These are considered as 'commitments'**. As of 31st March 2015, at least 10,800 houses were allocated through the Strategic Development Locations included in the Plan for Stafford Borough, committed through planning permissions, or completed.
- 2.15 The SA process requires the identification and assessment of reasonable alternatives. However, as the overall strategy for development is enshrined in the Plan for Stafford Borough, and subsequent planning permissions have been granted, there were limits to the potential discrete **'options' available** for the Plan for Stafford Borough Part 2 Proposals document. In summary, single options for dealing with the different elements of the Plan for Stafford Borough Part 2 were appraised, with more than one reasonable alternative only identified in relation to retail frontages and the proposed approach to leave the eight pitches required for gypsies, travellers and travelling show people to windfall applications rather than an allocation¹¹.
- 2.16 **Tables 2.4 to 2.10** set out the elements of the Plan for Stafford Borough Part 2 Proposals document that were identified for assessment in the June 2015 SA Report, alongside an

¹¹ An updated Gypsy and Traveller Accommodation Assessment (GTAA) has informed the Plan, which reduced the number of required pitches to seven.

explanation of the approach to the inclusion of reasonable alternatives for each option. Each table is followed by the summary of the findings of the SA relating to that element of the Plan as it was presented in the June 2015 SA Report. This summary is then followed by an explanation of if, how and why the element of the Plan has been amended as a result of consultation feedback, and the final wording of the policy or section of the Plan in the Publication document.

The Settlement Boundaries

Table 2.4: Plan Part 2 Proposals document (June 2015) Proposed Policy SB1 Settlement Boundaries

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy SB1 Settlement Boundaries</p> <p>Settlement Boundaries for the Settlements listed in Policy SP3 are identified on the following inset maps:</p> <p>Stafford, Stone, Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield</p>	<p>The broad alternative to this policy is to not define Settlement Boundaries; however this has been considered under the SA for the Plan for Stafford Borough through appraisal of SP7 which establishes the principle of the boundaries and how they will be established.</p> <p>Other alternatives relate to different boundaries for each settlement; however the justification for the approach to defining the boundaries is clearly set, most noticeably in that the housing requirement has been met.</p> <p>No reasonable alternatives have been identified.</p>	<p>A single assessment matrix per settlement was used i.e. 13 matrices. These drew on: the findings of the SA for the Plan for Stafford Borough in relation to SP7, which sets out the criteria used to establish the settlement boundaries; the supporting text in the Plan Part 2, which explains the methodology further; and, other relevant baseline information. The appraisals considered and referred to the spatial context of the areas included within the settlement boundaries.</p>

Summary of June 2015 SA Findings

Stafford

- 2.17 The effects of Policy SB1 in relation to Stafford in relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, and 16) were identified as generally positive. The settlement boundary includes allocations for housing and employment which supports the town centre, and its role within Staffordshire.
- 2.18 The SA highlighted a significant positive effect in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate significant levels of new housing and associated levels of affordable housing.
- 2.19 Significant expansion of the settlement boundary to accommodate new housing and employment **will lead to a mixed effect on the SA objectives which seek to reduce society's contribution to climate change**, protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes and historic assets** and character (SA objectives 11, 12, and 15).
- 2.20 Whilst there will be some loss of biodiversity and potential impact on historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures.

- 2.21 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing and employment development (for which the land has been identified within the revised settlement boundary) were considered, leading to a minor negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain.
- 2.22 There are some SA objectives (8, 16, 17, 18, 19 and 20) which are not of relevance to this policy, and were therefore scored as having no effect.

Stone

- 2.23 The effects of Policy SB1 for Stone in relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, and 16) were found to be generally positive. The settlement boundary includes allocations for housing and employment which supports the town centre, and its role within Staffordshire.
- 2.24 The SA highlighted a significant positive effect in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate significant levels of new housing and associated levels of affordable housing.
- 2.25 Significant expansion of the settlement boundary to accommodate new housing and employment will lead to a mixed effect on the SA objectives which seek to **reduce society's contribution to climate change**, protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes** and **historic assets** and character (SA objectives 11, 12, and 15).
- 2.26 Whilst there will be some loss of biodiversity and potential impact on historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures.
- 2.27 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing and employment development (for which the land has been identified within the revised settlement boundary) were considered, leading to a minor negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain.
- 2.28 There are some SA objectives (8, 16, 17, 18, 19 and 20) which are not of relevance to this policy, and were therefore scored as having no effect.

Key Service Villages

- 2.29 The effects of Policy SB1 in relation to the Key Service Villages were generally consistent across the settlements, with one or two exceptions which are highlighted below. In relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, 16 and 20) the allocation of land for housing will contribute to ensuring the survival of the existing shops and community facilities within the villages, and therefore maintain the vitality and viability of the villages and their communities. This resulted in minor positive effects in relation to a number of these SA Objectives. Where a no effect / negligible score was given it reflects that employment opportunities are maintained, but not increased in line with the decision-making criteria.
- 2.30 In the Key Settlement Village of Great Haywood, the draft Neighbourhood Plan was considering an option to include an area of land within the settlement boundary for a mixed-use development. Should this option have been carried forward, there would have been a minor positive effect on SA objectives 1, 2 and 4, because it would have contributed to provision of additional employment opportunities within the village. Not including the potential mixed-use development land within the settlement boundary would not have the minor positive effects on SA objectives 1 and 2 as the associated employment opportunities would not occur. The inclusion of the mixed-use development could have a significant positive effect in relation to SA objective 20 due to the potential provision of enhanced recreation and sports facilities alongside housing, but only a minor positive effect if it were not included. In Weston, where no additional housing is planned, access to employment opportunities will be unchanged.

- 2.31 Expansion of the settlement boundaries to accommodate new housing developments will lead to a mixed **effect on the SA objectives which seek to reduce society's contribution to climate change**, protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes** and **historic assets** and character. Whilst there will be some loss of biodiversity and potential loss of historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures. Identification of the boundary for Weston was found to have no effect on these SA objectives.
- 2.32 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing were considered, leading to a negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain. Identification of the boundary for Weston was found to have no effect on these SA objectives.
- 2.33 The SA has highlighted minor and significant positive effects in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate new housing. A significant positive effect was given where the parcels of land for housing within the settlement boundaries will provide 12 or more houses as these are required to include a proportion of affordable housing in line with Policy C2 in the Plan for Stafford Borough. In Weston, where no additional housing is planned, a minor negative effect was considered likely in relation to SA objectives 4 and 6 which relate to the need to contribute to the provision of affordable housing and a mix of housing types.
- 2.34 There are some SA objectives (8, 17, 18 and 19) which are not of relevance to Policy SB1 in relation to the Key Service Villages, and were therefore scored as having no effect.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Policy SB1 Settlement Boundaries

Settlement Boundaries for the Settlements listed in Policy SP3 are identified on the following inset maps:

Stafford, Stone, Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

- 2.35 Following the consultation period on the Plan for Stafford Borough Part 2 Proposals document, the text of Policy SB1 Settlement Boundaries remains unchanged. However, as a result of the consultation responses received a number of amendments to the identified settlements boundaries have resulted. They are as follows:
- Stafford settlement boundary:** The Stafford eastern settlement boundary has been amended so that it runs along Blackheath Lane.
Reason: This change has been made to include Weston Road Academy within the settlement boundary. The school is a protected social and community facility. Inclusion of the school within the boundary allows greater flexibility should the school need to expand or amend its built facilities in the future.
 - Stafford settlement boundary:** The Stafford settlement boundary has been amended at land east of Leonards Avenue to extend towards the Rover Sow and Hough Drain to the east.
Reason: This change means that the settlement now includes the outline planning permission for residential dwellings at Areva and the adjoining land in Fairway Stafford (09/12207/OUT).
 - Stafford settlement boundary:** The Stafford settlement boundary has been amended to reduce the size of the MOD zone.
Reason: This change reflects land ownership discrepancy south of Hopton Lane.
 - Colwich settlement boundary:** The Colwich settlement boundary has been amended to bring the boundary closer towards Colwich Parish Church along Main Road.

Reason: This change means that Church Farm is outside of the settlement boundary of Colwich bringing the Plan Part 2 into alignment with the Colwich Neighbourhood Plan.

- e. **Great Haywood settlement boundary:** The Great Haywood settlement boundary has been amended to exclude land above Nursery Way which was previously considered as an option for a mixed use extension of the settlement.

Reason: This change brings the Plan Part 2 into alignment with the Great Haywood Neighbourhood Plan.

- f. **Hixon settlement boundary:** The Great Haywood settlement boundary has been amended at Chase Farm View by Puddle Hill.

Reason: This change is the result of a recent planning permission for residential development (2 house capacity) being incorporated within the Hixon settlement boundary.

- g. **Tittensor settlement boundary:** The Tittensor settlement boundary has been extended towards Beechcliffe Lane to the east to include the primary school.

Reason: This change has been made to include Tittensor First School within the settlement boundary. The school is a protected social and community facility. Inclusion of the school within the boundary allows greater flexibility should the school need to expand or amend its built facilities in the future.

- 2.36 These amendments have resulted in small scale changes to the sustainability impacts the policy is likely to have and these changes are reflected in the sustainability appraisal matrices presented in **Appendix 3** and the SA findings presented in **Sections 3 and 4**.

Protected Social and Community Facilities

Table 2.5: Plan Part 2 Proposals document (June 2015) Proposed Policy SB2 Protected Community Facilities

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy SB2 Protected Community Facilities</p> <p>Within the areas designated as protected community facilities on the inset maps, change of use to B1(a), (b), (c), B2, B8, C2 or C3 and non-specified Sui Generis will be resisted unless it can be demonstrated that the site has been actively marketed for an alternative community use for over a year, or it can be established that the services provided by the facility can be served in an alternative location within the same settlement or in a manner that is equally accessible to the local community.</p>	<p>There is clear support for the protection of key community facilities in the NPPF.</p> <p>No reasonable alternatives have been identified.</p>	<p>A single SA matrix was used to assess the protection of Community Facilities provided by the policy. The SA drew on the baseline information and purpose of the policy, with reference to specific facilities within the settlement boundaries where they illustrate the effects identified in the SA.</p>

Summary of June 2015 SA Findings

- 2.37 Overall the policy performed positively in relation to the SA objectives, bringing significant positive effects in relation to sustaining the vitality and viability of the towns and villages and improving access to local services (SA objectives 3 and 7). Minor positive effects were identified in relation to providing local services and reducing the need to travel, contributing to the sense of community belonging and identity through the protection of buildings which can be used for community uses (SA objectives 11, 16, 19 and 20). No adverse effects were identified.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Policy SB2 Protected Social and Community Facilities

The Plan seeks to ensure that social and community uses which meet on-going local community needs are protected throughout the Borough, and will support the provision of new facilities. Change of use to B1 (a), (b), (c), B2, B8, C2, C3, and Sui Generis uses will be resisted unless it can be established that the services provided by the facility are no longer required and it can be demonstrated that the site has been actively marketed for an alternative social or community use for over twelve months, or can be served in an alternative location within the same settlement, or in a manner that is equally accessible to the local community.

- 2.38 Following the period of consultation on the Plan for Stafford Part 2 Proposals document, Stafford Borough Council has amended the text of Policy SB2. The Plan no longer identifies community facilities to be protected through their inclusion on the inset maps and tables, but instead protects social and community facilities that meet on-going local community needs. In addition, the amended policy supports the provision of new facilities. The supporting text of the policy provides a definition of social and community facilities as including:
- "community/meeting halls and rooms, doctors, dentists, hospitals and other health facilities; libraries; police and other emergency facilities; places of worship; schools and other educational establishments; and sport facilities"*.
- 2.39 The definition also includes public houses outside of the settlement boundaries of Stafford and Stone.
- 2.40 This approach highlights the social and community facilities which require protection in the Borough, enabling each facility to be considered individually, avoiding the risk that locally important facilities may be missed from the inset maps and the need for the maps to be updated to reflect any changes of use.
- 2.41 These amendments have resulted in small scale changes to the sustainability impacts the policy is likely to have and these changes are reflected in the sustainability appraisal matrices presented in **Appendix 3** and the SA findings presented in **Sections 3 and 4**.

Protected Local Green Spaces

Table 2.6: Plan Part 2 Proposals document (June 2015) Proposed Policy SB3 Protected Local Green Spaces

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy SB3 Protected Local Green Spaces</p> <p>Within the areas designated as Local Green Space, shown on the inset maps, development will not be allowed, except in very special circumstances, consistent with</p>	<p>There is clear support for the protection of Local Green Spaces in the NPPF, as a way to provide special protection against development for green spaces of particular importance to local communities.</p>	<p>A single SA matrix has been used to assess the protection of Local Green Spaces provided by the policy. The SA has drawn on the baseline information and purpose of the policy (including identification criteria), with</p>

the policies for Local Green Spaces and Green Belts set out in the National Planning Policy Framework.	No reasonable alternatives to the principle of the policy have been identified.	reference to specific spaces within the settlement boundaries where they illustrate the effects identified in the SA.
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Summary of June 2015 SA Findings

- 2.42 The policy will help to retain existing green spaces within the settlements, contributing to the attractiveness of the local environment and helping to ensure that people have access to public open space close to where they live, and opportunities for outdoor recreation. Therefore, the policy was found to have some minor positive effects in relation to the vitality and viability of the towns and villages, well-being of the community and protecting local town character and local distinctiveness (SA objectives 3, 10 and 15). The policy was considered unlikely to affect most of the SA objectives and no negative effects were identified.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Deletion of Policy SB3 Protected Local Green Spaces

- 2.43 Following the end of the consultation period on the Plan for Stafford Borough Part 2 Proposals document in July 2015 it was noted that the vast majority of Local Green Spaces identified did not receive responses from the local community, and therefore the Council was unable to assess adequately how these Local Green Spaces might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: ***"where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife"***.
- 2.44 In the very few instances where representations were received which do potentially support designation as Local Green Space, there was insufficient comprehensive evidence to demonstrate how the criteria of the NPPF were met, and to distinguish local views about the relative importance of protecting land as green space from general expressions of opposition to further local development.
- 2.45 It was therefore decided by Stafford Borough Council that the most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. Where a Neighbourhood Plan designates a Local Green Space, this will be shown on the Policy Map.
- 2.46 In the Plan for Stafford Borough Part 2 Publication document text relating to Local Green Spaces, it is noted that Policy C7 of the Plan for Stafford Borough seeks to retain, protect, supplement or enhance open space, sport and recreation throughout the Borough, and Policy N4 states that the green infrastructure network identified on the Policies Map will be protected, enhanced and expanded. In addition, the existing designated protections (including Green Infrastructure, Sites of Special Scientific Interest, Local Nature Reserves, Conservation Areas, Open Spaces, Sport and Recreation, Sites of Biological Interest and Village Greens) currently in place in the Borough will continue to protect identified green spaces in Stafford.
- 2.47 In light of the consultation responses received, the potential for Neighbourhood Plans to appropriately identify and protect important green spaces, and the existing policies and designations which are already in place to conserve green spaces, Stafford Borough Council decided to delete Policy SB3 Protected Local Green Spaces from the Plan for Stafford Borough Part 2 Publication document.
- 2.48 The decision to delete a policy on Local Green Spaces from the Plan was considered in terms of the SA and its findings, and no recommendations were judged necessary on the basis of the policy selection justification provided by Stafford Borough Council. The minor positive effects identified for the deleted policy in relation to the vitality and viability of the towns and villages, well-being of the community and protecting local town character and local distinctiveness (SA objectives 3, 10 and 15), are still likely to be achieved through the existing policies in Plan for

Stafford Borough and through the Neighbourhood Plan process once further Local Green Spaces are identified.

Stafford and Stone Protected Employment Areas

Table 2.7: Plan Part 2 Proposals document (June 2015) Proposed Policy SB4 Stafford and Stone Protected Employment Areas

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy SB4 Stafford and Stone Protected Employment Areas</p> <p>Within the areas designated as employment areas on the inset maps, only employment uses consistent with Policies Stafford 1, 2 and 3, and Stone 1 and 2, of the Plan for Stafford Borough will be permitted.</p>	<p>The principle of protecting employment areas has been established in the Plan for Stafford Borough and is consistent with one of the core objectives of the NPPF.</p> <p>No reasonable alternatives to the principle of the policy have been identified.</p>	<p>A single SA matrix was used to assess the protection of Employment Areas provided by the policy, drawing on the baseline information and findings of the SA Plan for Stafford Borough.</p>

Summary of June 2015 SA Findings

- 2.49 Overall the policy was found to have a minor positive effect in relation to the economic objectives through securing the provision of employment, and the associated benefits this brings to the economy and community of the surrounding villages (SA objectives 1, 3 and 4). Depending on the nature of employment uses, the impact on economic diversity and competitiveness was uncertain. The policy was considered unlikely to affect the rest of the SA objectives and no negative effects are identified.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Policy SB3 Stafford and Stone Protected Employment Areas

Within the areas designated as employment areas on the inset maps, only employment uses consistent with Policies Stafford 1, 2, 3 and 4, and Stone 1 and 2, of the Plan for Stafford Borough will be permitted. Proposals for development related to the existing agricultural use, prior to the strategic allocations coming forward, will be assessed under Policy E2 of the Plan for Stafford Borough.

- 2.50 Following the consultation period on the Plan for Stafford Borough Part 2 Proposals document Policy SB4 Stafford and Stone Protected Employment Areas was renamed as SB3 Stafford and Stone Protected Employment Areas (as the original Policy SB3 Protected Local Green Spaces was deleted from the Plan).
- 2.51 The Council has incorporated additional text into the Policy which provides support for development proposals which relate to existing agricultural use. This is intended to enable the current agricultural uses of the Protected Employment Areas to continue to be viable until the point at which the land is developed for employment. In addition, Stafford Borough Council has included reference to Policy Stafford 4 within SB3 as this was an unintended omission from the Proposals version of the Plan.
- 2.52 The boundary of the Protected Employment Area north west of Stafford centre has been amended by Weston Road to omit Staffordshire University and the police headquarters. The settlement boundary is unchanged. This change means that the University (which falls within the D1 use

class) is now outside of the employment zone, in recognition of its used class. The omitted area also includes the new Academy (also use class D1) which has been built.

- 2.53 These amendments have resulted in small scale changes to the sustainability impacts the policy is likely to have and these changes are reflected in the sustainability appraisal matrices presented in **Appendix 3** and the SA findings presented in **Sections 3 and 4**.

Retail Boundaries

Table 2.8: Plan Part 2 Proposals document (June 2015) Proposed Policy RET1 Retail Boundaries

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy RET1</p> <p>Whilst it is recognised that A2, A3 and A4 uses can broaden the range of activities in town centres and/or stimulate the evening economy, it is necessary to ensure that a critical mass of shops is maintained in the defined shopping frontages (primary and secondary) in the interests of on-going vitality and viability. If a proposal would result in the proportion of A1 uses in the relevant length of frontage falling below 50%, this would not be acceptable.</p>	<p>The supporting text and Question 46 contained within the Plan Part 2 demonstrate that not having a restrictive retail frontage policy is a real alternative; therefore this reasonable alternative has been appraised.</p>	<p>A single appraisal matrix was used with two scoring columns to provide the effects of including or excluding the current policy.</p> <p>The appraisal has drawn on the baseline information, including the studies commissioned by Stafford Borough Council.</p>

Summary of June 2015 SA Findings

- 2.54 Overall, a policy restricting development or change of use from shops to other uses within the primary and secondary frontage areas and therefore helping to maintain the retail offer in Stafford and Stone town centres (Option 1) was considered likely to have a minor positive effect in relation to the SA objectives relating to employment and access to employment, in relation the A1 use class retail sector.
- 2.55 The option was also likely to have mixed effects in relation to the SA objectives relating to maintaining economic diversity and competitiveness, vitality and viability. The policy approach supports the retail offer of the town centres of Stafford and Stone, which are key service centres and accessible by public transport, and ensures local services are provided in these locations. However diversification is restricted, which could result in vacant shops should retail space demand reduce. A mixed effect was considered likely on reducing the need to travel outside of the towns and associated noise and air pollution, depending on whether people travel to shop or for an evening out. Option 1 was unlikely to affect the rest of the SA objectives and no negative effects were identified.
- 2.56 Option 2, which would not restrict uses other than shops from being established within the primary and secondary frontage areas, may reduce the retail offer within the town centres and affect the overall viability of the towns from a retail perspective. However the absence of the policy would mean there is no restriction on the level of other uses within the town centre, which would facilitate a greater level of diversity within the centres. Therefore it was considered likely to have minor positive effect on providing employment but mixed effects on economic diversity and competitiveness, sustaining the vitality and viability of the towns and access to local services.

- 2.57 In a similar way to Option 1, a mixed effect was likely in relation to reducing the need to travel outside of the towns and associated noise and air pollution, depending on whether people travel to shop or for an evening out. Option 2 was unlikely to affect the rest of the SA objectives.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Deletion of Policy RET1 Retail Boundaries

- 2.58 Stafford Borough Council made the decision to delete Policy RET1 which addressed retail frontage in Stafford Town Centre from the Plan for Stafford Part 2 following the consultation period. This decision was taken considering that the NPPF does not explicitly require a retail frontage policy. Local authorities are required to *"define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations."*
- 2.59 The Council considered that the potential for rapid change in the retail sector would mean the identification of frontages might mean a lack of flexibility in response to any change. This was considered to be to the detriment of the vitality and viability of town centres in the Borough as such the Policy was deleted. With no specific policy addressing retail frontages in the Borough in place, the decision-making on planning applications for retail development is to be based on Policy E8 in the adopted Plan for Stafford Borough.
- 2.60 The decision to exclude a policy on retail frontages from the Plan was considered in terms of the SA and its findings, and no recommendations were judged necessary on the basis of the policy selection justification provided by Stafford Borough Council. The minor positive effect identified in relation to employment (SA objective 1) for the options for the deleted policy is still likely to be achieved through the existing policies in Plan for Stafford Borough.

Recognised Industrial Estate Boundaries

Table 2.9: Plan Part 2 Proposals document (June 2015) Proposed Policy RIE1 Recognised Industrial Estate Boundaries

Proposed Policy (June 2015)	Reasonable Alternatives?	Approach to the June 2015 Sustainability Appraisal
<p>Policy RIE1 Recognised Industrial Estate Boundaries</p> <p>Recognised Industrial Estate Boundaries for the Recognised Industrial Estates listed in Policy E3 are identified on the following inset maps:</p> <p>Hixon RIE, Hixon Airfield RIA, Ladfordfields RIA, Pasturefields RIE, Raleigh Hall RIE</p>	<p>Akin to the settlement boundaries, the broad alternative to this policy is to not define RIE boundaries; however the principle of doing so has been set in the Plan for Stafford Borough and therefore appraised as part of the SA of the adopted Plan.</p> <p>Other alternatives relate to slightly different boundaries for each RIE; however the justification for the approach to defining the boundaries is set out by the methodology followed, including existing permissions.</p> <p>No reasonable alternatives have been identified.</p>	<p>A single matrix was used to appraise the policy. The SA drew on: the findings of the relevant sections of the SA for the Plan for Stafford Borough; the supporting text in the Plan Part 2, which explains the methodology used in defining the boundaries; and, other relevant baseline information as appropriate. The appraisal referred to specific RIE Boundaries where they illustrate the effects identified in the SA.</p>

Summary of June 2015 SA Findings

- 2.61 Overall the policy was found to have minor positive effects on the economic objectives as protecting and maintaining RIEs, allowing for some expansion and growth within them should help to provide employment opportunities and maintain economic diversity and competitiveness (SA objectives 1 and 2). However, the allocation of land for expansion at the existing industrial estates was also likely to have mixed effects on the **vitality and viability of Stafford Borough's** towns and villages as it supports provision of employment in out of town industrial estates, but it may help to make the Borough as a whole more attractive to potential businesses (SA objective 3). Defining the RIE boundaries, including the allocation of additional land for expansion, could have a positive effect on providing employment within the local rural economy (SA objective 4).
- 2.62 Policy RIE1 was considered unlikely to affect most of the environmental SA objectives. However, as the RIEs are located within rural areas of Stafford Borough which do not have the highest frequency of public transport services, out of town commuting to work may be encouraged. Conversely, it was considered likely that the RIEs could also provide employment opportunities for residents in the rural parts of the Borough and therefore reduce distances travelled to work from those areas. In addition, expanding the areas of the RIEs would result in loss of green field sites adjacent to the existing industrial estates, which includes some loss of best and most versatile agricultural land, which had a minor negative effect on the objective to protect and conserve soil (SA objective 13).
- 2.63 The policy was unlikely to affect the social SA objectives, although as noted above, the inclusion of additional land within the RIEs may provide local employment opportunities for the more rural parts of the Borough and therefore may reduce out of town commuting to work. However the scale and nature of this is uncertain.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

Policy RIE1 Recognised Industrial Estate Boundaries

Recognised Industrial Estate Boundaries for the Recognised Industrial Estates listed in Policy E3 are identified on the following inset maps:

Hixon RIE, Hixon Airfield RIE, Ladfordfields RIE, Pasturefields RIE, Raleigh Hall RIE.

- 2.64 Following the consultation period and considering the consultation responses received, no changes were made to the text of Policy RIE1 Recognised Industrial Estate Boundaries. A minor amendment was however made to the boundary of Ladfordfield Industrial Estate RIE. The boundary of the RIE was extended to the north towards the footpath to the rear of the current industrial estate. This change was made to include land which has gained planning permission (12/16590/COU) to use the land for storage/parking within the area identified for employment use as the RIE.
- 2.65 The change resulted in a small number of changes to the sustainability impacts expected as a result of the policy which can be viewed in **Appendix 3** of this report and the SA findings presented in **Sections 3 and 4**.

Gypsies, Travellers and Travelling Show People

Table 2.10: Plan Part 2 Proposals document (June 2015) section on Gypsies, Travellers and Travelling Show People

Proposed Plan wording (June 2015)	Reasonable Alternatives?	Approach to the (June 2015) Sustainability Appraisal
<p>Gypsies, Travellers and Travelling Show People</p> <p>No policy is proposed, as the</p>	<p>A reasonable alternative for this section of the Plan Part 2 is to allocate land for the</p>	<p>A single appraisal matrix was used to assess the sustainability effects of allocating or not allocating land (and leaving</p>

eight remaining pitches are likely to come through windfall proposals that would be assessed against Policy C6 in Part 1 of the Local Plan.	remaining eight pitches.	proposals to be assessed against Policy C6) for the remaining required pitches.
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Summary of June 2015 SA Findings

- 2.66 Overall the proposed approach of leaving the remaining gypsy, travellers and travelling show people site requirements to windfall (Option 1) was considered to result in a lack of housing provision when it is needed, with a potential negative effect on the objectives relating to provision of sufficient homes, the needs of communities, and ethnic relations, as it introduces an element of uncertainty to the gypsy and traveller communities regarding suitable accommodation locations, and also to established communities where windfall sites might occur about the possible use of the site.
- 2.67 By contrast, seeking to allocate the remaining 8 pitch requirement (Option 2) would ensure local housing need for gypsies, travellers and travelling show people is met, with a significant positive effect on the housing SA objective. Allocating a site/s makes it clear where in the community that sites for gypsies, travellers and travelling show people will be located and reduces uncertainty for surrounding residents, which could have a positive effect on ethnic relations. Although the Plan for Stafford Borough Part 2 anticipates that adequate sites will arise as windfall sites, there is still an element of uncertainty. Allocating a site/s makes a positive statement that housing provision is made for all groups in society.
- 2.68 While both options were found to be unlikely to affect a number of the SA objectives, it was also not possible to assess the potential positive or negative environmental effects of an allocated site versus a windfall site, when the locations are not known.

Final proposed wording in the Plan for Stafford Borough Part 2 Publication document

No policy included in relation to Gypsies, Travellers and Travelling Show People

- 2.69 An updated Gypsy and Traveller Accommodation Assessment (GTAA) has informed the publication draft of the Plan. The 2015 GTAA concludes that 43 pitches are required within Stafford Borough. A gypsy and traveller site on St Albans Road will provide for 36 new pitches (84% of the identified need), leaving seven pitches unallocated. Given that the majority of the pitch requirement has been met, a policy within the Plan for Stafford Part 2 Proposals document to identify specific sites for allocation as gypsy and traveller sites was not considered necessary.
- 2.70 The remaining new pitches which are required to meet local demand will be met through windfall sites prior to 2031. Appropriate support for the decision of planning applications for gypsy and traveller accommodation is provided through Policy C6 of the Plan for Stafford Borough.
- 2.71 The decision to exclude a policy in relation to gypsies, travellers and travelling show people from the Plan was considered in terms of the SA and its findings, and no recommendations were judged necessary on the basis of the policy selection justification provided by Stafford Borough Council. The significant positive effect on the provision of decent and affordable homes (SA objective 6) and minor positive effects (SA objectives 4, 5, 17 and 20) identified in the June 2015 SA Report for the policy option of allocating land to meet the remaining pitch requirement are unlikely to be achieved through adoption of the Plan for Stafford Borough Part 2. The option of leaving the provision of additional pitches to meet the identified requirement to windfall sites was also assessed in the June 2015 SA Report. The potential minor negative effects identified by the SA in relation to leaving provision to windfall sites may occur as a result of the final proposed wording in the Plan Part 2. However, overall, it is considered that the approach to the provision of pitches for gypsies, travellers and travelling show people (i.e. leaving the remaining requirement to windfall sites) will not result in significant negative sustainability effects.

SA Stage C: Preparing the Sustainability Appraisal Report

- 2.72 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Plan for Stafford Borough Part 2. It sets out the findings of the appraisal of the Plan, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), making recommendations for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the Plan in advance of its finalisation for publication.

SA Stage D: Consultation on the Plan for Stafford Borough Part 2 and this SA Report

- 2.73 Consultation on the Plan for Stafford Borough Part 2 Proposals document and accompanying SA Report was undertaken in summer 2015. Comments on the Plan were considered by SBC and influenced the publication version. No consultation responses were received on the SA Report.
- 2.74 Stafford Borough Council then invited comments on the Plan for Stafford Borough Part 2 Publication document and the SA Report (November 2015). Both documents were published on **the Council's website** for consultation from 26th November 2015 to 12 noon on Monday 25th January 2016. This stage of the consultation process provided members of the public and key stakeholders with the opportunity to make representations on the soundness of any paragraph and policy in the Plan, and on **the legal compliance of the Plan's content and the process used in its preparation**. In addition, representations could be made on the content of the SA Report. Two consultation responses were received on the SA Report and these have been summarised in **Appendix 4** along with an explanation as to how these have been addressed as relevant in this updated version of the SA Report, which is being submitted to Government alongside the Submission version of the Plan for Stafford Borough Part 2.

SA Stage E: Monitoring implementation of the Local Plan

- 2.75 The monitoring framework for the social, environmental and economic effects of implementing the Plan for Stafford Borough is discussed in **Section 6**.

Appraisal methodology

- 2.76 The policies for the Plan for Stafford Borough Part 2 (April 2016) have been appraised against the 20 SA objectives in the SA framework (see **Table 2.3** earlier in this section), with scores being attributed to each policy or option to indicate its likely sustainability effects on each objective as follows:

Table 2.11: Key to symbols and colour coding used in the SA of the Plan for Stafford Borough Part 2

++	The option is likely to have a significant positive impact on the SA objective(s).
+	The option is likely to have a positive impact on the SA objective(s).
0	The option is likely to have a negligible or no impact on the SA objective(s).
-	The option is likely to have a negative impact on the SA objective(s).
--	The option is likely to have a significant negative impact on the SA objective(s).

?	It is uncertain what effect the option will have on the SA objective(s), due to a lack of data.
+/-	The option is likely to have a mixture of positive and negative impacts on the SA objective(s).

- 2.77 Note that where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (e.g. green, yellow, orange, etc.).
- 2.78 The likely effects of the policies and options need to be determined and their significance assessed, and this inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.
- 2.79 The SA findings for the Plan for Stafford Borough Part 2 are described in **Section 4** and the likely effects of the Plan for Stafford Borough as a whole are summarised in **Section 5**, including an assessment of the potential cumulative effects.

Assumptions applied during the SA

- 2.80 As described in **Section 1**, the adopted Plan for Stafford Borough established the cornerstones of **the Borough's development strategy, contains the majority of policies needed to manage** development, and defines the amount of development required and where in the Borough it should be delivered. The role of the Plan for Stafford Borough Part 2 is to identify boundaries for the sustainable settlements (based on the criteria set out in SP7 in the Plan for Stafford Borough) and the Recognised Industrial Estates, and consider retail frontages and the need for land for gypsies, travellers and travelling show people. However, since adoption of the Plan for Stafford Borough, a number of sites for housing have been granted planning permission and some built out. **These are considered as 'commitments'. At the time of producing this SA, at least 10,800 houses have been allocated through the Strategic Development Locations included in the Plan for Stafford Borough, committed through planning permissions or completed.**
- 2.81 In order to ensure consistency within the SA, the appraisals of the settlement and RIE boundaries, and the protected employment areas, have been undertaken on the basis of comparison of the previous boundaries with those proposed, regardless of the status of the individual parcels of land e.g. whether they are Strategic Development Locations from the Plan for Stafford Borough (Policies Stafford 1 to 4 and Stone 1 and 2), subject to an unimplemented planning permission, construction is currently underway or complete, or the land has been proposed for allocation in a Neighbourhood Plan. Therefore, while the new parcels of land included in the settlement boundaries, RIE boundaries and the protected employment areas may have already been subject to more detailed SA or environmental assessment during the SA of the adopted Plan for Stafford Borough, the Neighbourhood Plan process and/or the planning application process, the potential sustainability effects of developing on these new land parcels have been considered as part of assessing the new boundaries and areas in this SA Report (albeit at a more strategic level of assessment).

Difficulties Encountered

- 2.82 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. Given the nature of the content of the Plan for Stafford Part 2, where the majority of the development type, location and amount had already been established through the adopted Plan for Stafford Borough, and subsequent

planning permissions had been granted, the appraisal considered a number of effects that may already have been realised and/or mitigated through compliance with policy or environmental and planning legislation. To ensure consistency within the appraisal and address the nature of the appraisal required, the overarching assumption described above was used.

- 2.83 In relation to specific SA objectives, a difficulty was encountered in relation to agricultural land when considering effects in relation to SA objective 13. Best and Most Versatile agricultural land is defined as Grades 1, 2 and 3a. However, the agricultural land classification information available for Stafford Borough does not differentiate between Grades 3a and 3b. In the absence of this information, the SA assumed that all Grade 3 agricultural land is Grade 3a i.e. Best and Most Versatile, which ensured that potential effects identified have not been underestimated, but concludes that the effects are uncertain given the data limitation.

3 Sustainability Context for Development in Stafford Borough

- 3.1 Schedule 2 of the SEA Regulations requires:
- (1) “an outline of the...relationship with other relevant plans or programmes”; and
 - (5) “the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”
- 3.2 It is necessary to identify the relationships between the Plan for Stafford Borough Part 2 and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

Review of Plans, Policies and Programmes

- 3.3 The Plan for Stafford Borough Part 2 is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, Community and national level.
- 3.4 A review has been undertaken of the other plans, policies and programmes that are relevant to the Plan for Stafford Borough Part 2 to identify the environmental protection, social and economic objectives, established at international, Community or national level, which are relevant to the plan or programme. The review of relevant plans, policies and programmes can be seen in full in **Appendix 1**, which identifies the SA objectives that are relevant to each plan, policy or programme to show how the international, Community and national sustainability objectives have been addressed in this SA. The key plans, policies and programmes are summarised below.

Key international plans, policies and programmes

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Plan for Stafford Borough Part 2. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 1** for completeness.

Key national plans, policies and programmes

- 3.7 The most significant development in terms of the policy context for the Plan for Stafford Borough Part 2 has been the publication of the National Planning Policy Framework (NPPF) which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The purpose of the NPPF was to streamline national planning policy. The Local Plan, including the Plan for

Stafford Borough Part 2, must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:

“Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.”

- 3.8 **The NPPF also requires Local Plans to be ‘aspirational but realistic’.** This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.9 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
 - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
 - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
 - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
 - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Local plans, policies and programmes

- 3.11 At the sub-national and local levels there are a wide range of plans and programmes that are specific to Stafford Borough, and which provide further context for the Plan for Stafford Borough Part 2. These plans and programmes relate to issues such as housing, transport, renewable energy and green infrastructure, and Community Infrastructure Levy and have been taken into account by the Council when preparing the Plan for Stafford Borough.
- 3.12 In addition to the new Local Plan for Stafford Borough (2011 – 2031), Stafford Borough Council will also be adopting four Supplementary Planning Documents (SPDs), and a number of Neighbourhood Plans. These documents, alongside the Plan for Stafford Borough, have been taken into account during the SA, drawing on any mitigation or enhancement of potential sustainability effects that might be delivered through these other development plan documents.

Baseline Information

- 3.13 Baseline information provides the context for assessing the sustainability of proposals in the Plan for Stafford Borough Part 2 and the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 3.14 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating **to other 'sustainability' topics has also been included; for example information about housing,** social inclusiveness, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a number of amendments have been made to the baseline information since it was presented in full in the Revised Sustainability Appraisal Technical Appendices (January 2013)¹². The updated baseline information is presented in **Appendix 2**.

Context for the Plan for Stafford Borough Part 2

- 3.15 The most recent SA Report¹³ for the Plan for Stafford Borough provides a helpful summary of the social, economic and environmental characteristics of Stafford Borough, which covers an area of over 230 square miles and is located within the centre of Staffordshire County in the West Midlands. The Borough has locally distinctive landscape character and a range of nationally designated biodiversity and heritage sites. Over 130,600 people live in the Borough¹⁴, with 60% of the population living in the main towns of Stafford and Stone while the remainder live in the rural area where there are a number of larger villages such as Eccleshall, Gnosall, Hixon, Barlaston, Great Haywood and Little Haywood as well as smaller villages and hamlets. To the north of the Borough are parts of the suburban fringe of Newcastle-under-Lyme and Stoke-on-Trent at Clayton, Blythe Bridge, Trentham and Meir Heath.
- 3.16 The Borough includes two motorway junctions providing accessibility links to the north and south of the Country. Connections to the east and west are less evident. The towns have good rail links being sited on the West Coast Mainline, with connections to the major cities from both Stafford and Stone. Stafford is also a hub for bus services in the Borough providing links to Lichfield, Cannock, Wolverhampton, Newport, Uttoxeter, Stone and the Potteries.
- 3.17 While the Borough has a low unemployment rate, the majority of the workforce is employed in public administration, health and education, with another 20.6% in the distribution, hotel and restaurant sectors, which represents a lack of diversity of employment types available. Much of the Borough is still agricultural.
- 3.18 Within the Borough there are four Special Areas of Conservation (SACs) and three Ramsar sites, all of which are European sites of conservation. There are 17 Sites of Special Scientific Interest (SSSI), as well as three National Nature Reserves and two areas of land designated as Green Belt. There are also eight Local Nature Reserves and approximately 173 Local Sites of Biological Importance (also known as Local Wildlife Sites) within the authority area¹⁵.
- 3.19 According to the Heritage Counts datasets¹⁶ for 2013/2014, Stafford has:
- 30 Conservation Areas.

¹² <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Further%20Information%20and%20Evidence/Sustainability%20Appraisal/Revised-SA-Technical-Appendices.pdf> (Note that this is not the most recent SA Report for the adopted Plan for Stafford Borough, however, the SA Report at Adoption did not include the level of detail contained within the submission version of the SA, hence the submission version of the SA Report has been drawn upon.)

¹³ Plan for Stafford Borough Sustainability Appraisal (June 2014)

<http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Plan%20for%20Stafford%20Borough/SA-Report-at-Adoption.pdf>

¹⁴ 2011 Census <http://www.ons.gov.uk/ons/index.html>

¹⁵ Stafford Biodiversity Strategy (2012-2015) <http://www.staffordbc.gov.uk/live/Documents/Policy%20and%20Plans/Bio-Diversity-Strategy-2012-2015.pdf>

¹⁶ Historic England (2014) Local Authority Profiles <http://hc.historicengland.org.uk/local-authority-profiles/>

- 824 Listed Buildings (23 Grade I, 68 Grade II* and 733 Grade II).
 - 42 Scheduled Monuments.
 - 1 Grade II* and 1 Grade II Registered Parks and Gardens.
- 3.20 A number of the heritage assets within the Borough offer opportunities for the tourism sector through visits to Shugborough, the Ancient High House, Isaac Walton Cottage, Cannock Chase Country Park, Stafford Castle and the canal network.

Key Sustainability Issues

- 3.21 An up-to-date set of key sustainability issues for Stafford Borough was identified during the SA of the Plan for Stafford Borough, and were presented in the Revised Sustainability Appraisal Report for the Plan for Stafford Borough 2011 – 2031 (June 2014).
- 3.22 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** shows the likely evolution of the key sustainability issues if the Plan for Stafford Borough Part 2 were not to be adopted.

Table 3.1: Key sustainability issues and likely evolution without the Plan for Stafford Borough Part 2

Key Sustainability Issue	Likely evolution of the issue without implementation of the Plan for Stafford Borough Part 2
Social	
High levels of deprivation in some areas of the Borough	Likely to continue without appropriate Policy response.
Low level of provision of affordable housing compared with rising house prices	Likely to continue without provision of additional housing land.
Lack of access to services and facilities in some parts of the Borough.	Likely to continue in line with national trends without protection of key local facilities.
Slight increase in number of homeless households in recent years.	Likely to continue without allocation of housing land to implement housing development strategy.
The level of outdoor space provision is much lower than the national target.	Likely to continue without appropriate allocation of land to provide open space requirements within new development.
Ageing population across the Borough and need to ensure that their needs are catered for in terms of housing, access and healthcare	Challenges in access to services without policy to support provision of local services.
Economic	
Decline in manufacturing industry resulting in job losses.	Employment trends likely to continue without allocation of employment land.
Opportunities for tourist related economy.	Likely to continue without protection of key assets such as retail offer in town centres, natural environment and historic environment.
Slight increase in VAT business start-ups in Stafford Borough.	Uncertain without planned economic strategy.
Decline in agricultural industries.	Employment trends likely to continue without positive planning policies in place to allow for rural employment.

Key Sustainability Issue	Likely evolution of the issue without implementation of the Plan for Stafford Borough Part 2
Vacant units within the town centres.	Likely to continue without appropriate Policy response to stimulate town centres.
Graduates moving out of area once finished studies.	Likely to continue without planned economic strategy and allocation of sites to support increased opportunities to a range of employment options, particularly hi-tech or research based employment.
Environmental	
Loss of biodiversity habitats.	Likely to continue and may be exacerbated without a strategic planned approach to the location of new development and aim for biodiversity habitat creation and improvement.
Quality of SSSI's is important, but still below the national target.	Improvement to quality of SSSI is likely to continue and may be exacerbated without a planned approach to development.
Whilst river biology and chemistry have improved over the last decade, both are still below the national average.	Improving trend in quality likely to continue.
High percentage of new homes have been delivered on previously developed land in last 10 years	Development on greenfield land likely to increase.
Stafford Borough's Biomass energy project will provide renewable energy and opportunities for further renewable energy development in the future	Development of renewable likely to continue.
Protection and adaptation of heritage assets.	National policy should help to protect and enhance heritage assets but whether or not this will be consistent across all sites is uncertain.
Loss of individual character for Stafford Borough's settlements.	Likely to continue and may be exacerbated without a planned approach to protecting local green spaces and community facilities.

4 Sustainability Appraisal Findings

- 4.1 This section describes the findings of the SA in relation to the policies within the Plan for Stafford Borough Part 2.
- 4.2 The likely effects of the policies and boundaries are summarised below in line with the sections in which they appear in the Plan for Stafford Borough Part 2. The detailed SA matrices can be found in **Appendix 3**. The following elements of the plan have been identified for assessment:
- Policy SB1 Settlement Boundaries (13 settlements) settlement boundary proposals:
 - Stafford
 - Stone
 - Eccleshall
 - Gnosall
 - Hixon
 - Great Haywood
 - Little Haywood/Colwich
 - Haughton
 - Weston
 - Woodseaves
 - Barlaston
 - Tittensor
 - Yarnfield
 - Policy SB2 Protected Social and Community Facilities.
 - Policy SB3 Stafford and Stone Protected Employment Areas.
 - Policy RIE1 Recognised Industrial Estate boundaries (for Hixon RIE, Hixon Airfield RIE, Ladfordfields RIE, Pasturefields RIE, Raleigh Hall RIE).

Policy SB1 Settlement Boundaries

- 4.3 The development strategy for Stafford Borough is set out in Section 6 of the Plan for Stafford Borough. Spatial Principle 2 establishes the scale of development to take place over the plan period (2011-2031), Spatial Principle 3 defines the sustainable settlement hierarchy and Spatial Principle 4 details the housing growth distribution. In relation to housing, the annual distribution of growth between the settlements is:

County Town of Stafford	70%
Market Town of Stone	10%
Key Service Villages of Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield	12%
Rest of the Borough	8%

- 4.4 To support this hierarchy and to ensure that levels of growth remain consistent with the proportions above, the draft Plan for Stafford Borough Part 2 has established boundaries for each of the settlements listed. The principle of and approach to defining these boundaries was set out in Spatial Principle 7 within the Plan for Stafford Borough. The settlement boundaries were established in accordance with the list of criteria detailed within Spatial Principle 7. In addition, in practical terms, account was also taken of the following factors:
- recognised physical features;
 - sites with planning permission (a mixture of completed sites and un-implemented permissions);
 - previous residential development boundaries (from the now superseded Stafford Borough Local Plan 2001);
 - environmental and landscape designations;
 - the scale of new development for which provision needs to be made in the Plan;
 - the extent of domestic garden land on the edge of settlements; and,
 - Neighbourhood Plan proposals for new development.
- 4.5 The principal function of the settlement boundaries is to provide developers and the public with a clear indication of where development will and will not be acceptable. To this end, the settlement boundary indicates the precise development limit, land outside of which is regarded as unsuitable for development (bar exceptions). Land allocated or considered acceptable in principle for development is included within the boundary.
- 4.6 For each settlement, one preferred boundary has been identified by Stafford Borough Council within which there is more than enough land to meet the housing and employment requirements of the Borough.

Policy SB1 Settlement Boundaries

Settlement Boundaries for the Settlements listed in Policy SP3 are identified on the following inset maps:

Stafford, Stone, Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

Summary of SA findings

- 4.7 The detailed SA matrices for each of the settlement boundaries can be found in **Appendix 3** and the scores are summarised in **Table 4.1** below.
- Stafford*
- 4.8 The effects of Policy SB1 in relation to Stafford in relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, and 16) are generally positive. The settlement boundary includes allocations for housing and employment which supports the town centre, and its role within Staffordshire.
- 4.9 The SA has highlighted the significant positive effect in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate significant levels of new housing and associated levels of affordable housing. The potential significant positive effect is uncertain because there may be uncertainty in the specific timing of delivering necessary infrastructure due to certain issues including current funding sources.
- 4.10 Significant expansion of the settlement boundary to accommodate new housing and employment will lead to a mixed effect on the SA objectives which seek to **reduce society's contribution to climate change**, protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes** and **historic assets** and character (SA objectives 11, 12, and 15).

- 4.11 Whilst there will be some loss of biodiversity and potential impact on historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures.
- 4.12 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing and employment development (for which the land has been identified within the revised settlement boundary) have been considered, leading to a minor negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain.
- 4.13 There are some SA objectives (8, 16, 17, 18, 19 and 20) which are not of relevance to this policy, and have therefore been scored as having no effect.

Stone

- 4.14 The effects of Policy SB1 in relation to Stone in relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, and 16) are generally positive. The settlement boundary includes allocations for housing and employment which supports the town centre, and its role within Staffordshire.
- 4.15 The SA has highlighted the significant positive effect in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate significant levels of new housing and associated levels of affordable housing. The potential significant positive effect is uncertain because there may be uncertainty in the specific timing of delivering necessary infrastructure due to certain issues including current funding sources.
- 4.16 Significant expansion of the settlement boundary to accommodate new housing and employment will lead to a mixed effect on the SA objectives which seek to reduce society's contribution to **climate change**, protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes** and **historic assets** and character (SA objectives 11, 12, and 15).
- 4.17 Whilst there will be some loss of biodiversity and potential impact on historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures.
- 4.18 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing and employment development (for which the land has been identified within the revised settlement boundary) have been considered, leading to a minor negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain.
- 4.19 There are some SA objectives (8, 16, 17, 18, 19 and 20) which are not of relevance to this policy, and have therefore been scored as having no effect.

Key Service Villages

- 4.20 The effects of Policy SB1 in relation to the Key Service Villages are generally consistent across the settlements, with one exception which is highlighted below. In relation to SA objectives concerning the **economy and vitality** of settlements (SA objectives 1, 2 and 4) and **access to facilities and services** (SA objectives 3, 4, 7, 16 and 20) the allocation of land for housing will contribute to ensuring the survival of the existing shops and community facilities within the villages, and therefore maintain the vitality and viability of the villages and their communities. This has resulted in minor positive effects in relation to a number of these SA Objectives. Where a no effect/negligible score has been given it reflects that employment opportunities are maintained, but not increased in line with the decision-making criteria. In Weston, where no additional housing is planned, access to employment opportunities will be unchanged. Similarly in there will be no effect on access to facilities and services at this location as a result the identified of the settlement boundary.
- 4.21 Expansion of the settlement boundaries to accommodate new housing developments will lead to a mixed effect on the SA objectives which seek to reduce society's contribution to **climate change**.

protect and enhance **biodiversity** and protect, enhance and restore **landscapes, townscapes** and **historic assets** and character. Whilst there will be some loss of biodiversity and potential loss of historic assets during construction, policies within the Plan for Stafford Borough will help mitigate potential negative effects, and may lead to minor positive effects through enhancement measures. Identification of the boundary for Weston will have no effect on these SA objectives.

- 4.22 In relation to SA objectives 9 (**noise and light pollution**), 13 (**soil**) and 14 (**water quality**), the impacts of construction of housing have been considered, leading to a negative impact in relation to these objectives. However, there are policies and other planning and environmental legislation to mitigate such effects leading to the minor negative effect being uncertain. Identification of the boundary for Weston will have no effect on these SA objectives.
- 4.23 The SA has highlighted minor and significant positive effects in relation to SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**, which will be helped through of the expansion of the settlement boundaries to accommodate new housing. A significant positive has been given where the parcels of land for housing within the settlement boundaries will provide 12 or more houses as these are required to include a proportion of affordable housing in line with Policy C2 in the Plan for Stafford Borough. In Weston, where no additional housing is planned, the effects in relation to SA objectives 4 and 6 which relate to the need to contribute to the provision of affordable housing and a mix of housing types are uncertain. This judgement has been amended from the June 2015 SA Report (which noted a minor negative effect) to reflect the fact that although no new houses are planned for, windfall sites may allow new homes to be developed in the settlement, a valid point raised by SBC. At this stage it is unknown if such sites will emerge, hence the effect is uncertain.
- 4.24 There are some SA objectives (8, 17, 18 and 19) which are not of relevance to Policy SB1 in relation to the Key Service Villages, and have therefore been scored as having no effect.

Table 4.1: Summary of the SA scores for the 13 settlements

SA objectives	Stafford	Stone	Eccleshall	Gnosall	Hixon	Great Haywood	Little Haywood / Colwich	Haughton	Weston	Woodseaves	Barlaston	Tittensor	Yarnfield
1. Employment	+	+	0	0	0	0	0	0	0	0	0	0	0
2. Economic diversity	+	+?	0	0	0	0	0	0	0	0	0	0	0
3. Vitality and viability	+	+	+	+	+	+	+	+	0	+	+	+	+
4. Rural economy and communities	+	+	+	+	+	+	0	0	?	0	0	0	+
5. Reduce vulnerability to climate change	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Decent and affordable homes	++?	++?	++	++	++	++	+	+	?	+	+	+	++
7. Access for all	+	+	+	+	+	+	+	+	0	+	+	+	+
8. Prevent crime	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Noise and light pollution	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?
10. Health, safety and well-being	+?	+	+?	+?	+?	+?	+?	+?	0	+?	+?	+?	+?
11. Contributions to climate change	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-
12. Biodiversity	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+	+
13. Soil	-	-	-	-	-?	-	-?	-?	+	-?	-?	+	+
14. Water quality and management	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?
15. Landscape and historic character	+/-?	+/-?	+/-?	+/-?	+/-?	-?	-?	+/-	+	+/-?	+/-?	+/-?	+/-?
16. Community identity	0	0	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+/-?	+/-?
17. Tolerance, respect and engagement	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Engagement in community issues	0	0	0	0	0	0	0	0	0	0	0	0	0
19. Strong, inclusive, community	0	0	0	0	0	0	0	0	0	0	0	0	0
20. Civic and neighbourhood values	0	0	+	+	+	+	+	+	0	+	+	+	+

Policy SB2 Protected Social and Community Facilities

- 4.25 The detailed SA matrix for Policy SB2 can be found in **Appendix 3** and the scores are summarised in **Table 4.2** below.
- 4.26 This policy seeks to protect social and community uses in the Borough as well as supporting the provision of new facilities to meet on-going local community need.

Policy SB2 Protected Social and Community Facilities

The Plan seeks to ensure that social and community uses which meet on-going local community needs are protected throughout the Borough, and will support the provision of new facilities. Change of use to B1 (a), (b), (c), B2, B8, C2, C3, and Sui Generis uses will be resisted unless it can be established that the services provided by the facility are no longer required and it can be demonstrated that the site has been actively marketed for an alternative social or community use for over twelve months, or can be served in an alternative location within the same settlement, or in a manner that is equally accessible to the local community.

Summary of SA findings

- 4.27 Overall the policy performs positively in relation to the SA objectives, bringing particular strong positive benefits in relation to sustaining the vitality and viability of the towns and villages, improving access to local services and benefiting local health and well-being (SA objectives 3, 7 and 10). Other positive benefits are identified in relation to providing local services and reducing the need to travel, contributing to the sense of community belonging and identity through the protection of buildings which can be used for community uses (SA objectives 11, 16, 19 and 20). No adverse effects are identified.

Table 4.2: Summary of SA scores for Protected Social and Community Facilities

SA objectives	Policy SB2
1. To create high, stable and equitable levels of employment	0
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	0
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	++
4. To support the needs of the local rural economy and communities	0
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	0
6. To ensure that everyone has the opportunity of a decent and affordable home	0
7. To improve opportunities for access for all to work, education, health and local services	++
8. To reduce and prevent crime and reduce fear of crime	0
9. To reduce the impact of noise and light pollution	0
10. To improve health, safety and well-being across the whole community	++
11. To reduce societal contributions to climate change	+
12. To protect and enhance biodiversity	0
13. To protect and conserve soil	0

SA objectives	Policy SB2
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	0
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	0
16. To create a sense of community identity and belonging	+
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	0
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	0
19. To encourage a strong, inclusive, community and voluntary sector	+
20. To engender a sense of civic and neighbourhood values, responsibility and pride	+

Policy SB3 Stafford and Stone Protected Employment Areas

- 4.28 The detailed SA matrix for Policy SB4 can be found in **Appendix 3** and the scores are summarised in **Table 4.3** below.
- 4.29 This policy establishes the sole use of land allocated for employment in Stafford and Stone for this purpose. The policy also provides support for development proposals which relate to existing agricultural use, which will enable the current agricultural uses of the Protected Employment Areas to continue to be viable until the point at which the land is developed.

Policy SB3 Stafford and Stone Protected Employment Areas

Within the areas designated as employment areas on the inset maps, only employment uses consistent with Policies Stafford 1, 2, 3 and 4, and Stone 1 and 2, of the Plan for Stafford Borough will be permitted. Proposals for development related to the existing agricultural use, prior to the strategic allocations coming forward, will be assessed under Policy E2 of the Plan for Stafford Borough.

Summary of SA findings

- 4.30 Overall the policy has a minor positive effect in relation to the economic objectives through securing the provision of employment, and the associated benefits this brings to the economy and community of the surrounding villages (SA objectives 1, 2, 3 and 4). Depending on the nature of employment uses, the impact on economic diversity and competitiveness is positive but uncertain. The policy is also expected to have positive effects on the contribution the Borough makes to climate change (SA objective 11) given that it will help to provide employment opportunities in close proximity to existing residential properties within Stafford and Stone. This approach may help to reduce a reliance on private car travel (and the greenhouse gas emissions associated with this) as a result of modal shift. The close proximity of these sites to existing residential properties should also help to reduce the need for residents to commute to other areas to the benefit of community identity (SA objective 16) in the Borough while also improving access to employment opportunities locally (SA objective 7).
- 4.31 A minor negative effect is expected in relation to the protection and conservation of soil within the Borough. This effect is expected given that many of the areas highlighted to accommodate employment development within the settlements are located on greenfield land which contain amounts of mostly Grade 3 Agricultural Land but in some cases Grade 2 Agricultural Land. Development of these areas would result in the loss of land which has been identified as having

moderate to very good value in terms of agricultural use. A potential negative impact is also expected in relation to biodiversity (SA objective 12) considering the loss of this greenfield land and its potential importance in terms of local habitat provision. The policy is unlikely to affect the rest of the SA objectives.

Table 4.3: Summary of SA scores for Stafford and Stone Protected Employment Areas

SA objectives	Policy SB3
1. To create high, stable and equitable levels of employment	+
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	+?
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	+
4. To support the needs of the local rural economy and communities	+
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	0
6. To ensure that everyone has the opportunity of a decent and affordable home	0
7. To improve opportunities for access for all to work, education, health and local services	+
8. To reduce and prevent crime and reduce fear of crime	0
9. To reduce the impact of noise and light pollution	0
10. To improve health, safety and well-being across the whole community	0
11. To reduce societal contributions to climate change	+
12. To protect and enhance biodiversity	-
13. To protect and conserve soil	-
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	0
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	0
16. To create a sense of community identity and belonging	+
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	0
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	0
19. To encourage a strong, inclusive, community and voluntary sector	0
20. To engender a sense of civic and neighbourhood values, responsibility and pride	0

Policy RIE1 Recognised Industrial Estates

4.32 The detailed SA matrix for Policy RIE1 can be found in **Appendix 3** and the scores are summarised in **Table 4.4** below.

- 4.33 The Plan for Stafford Borough establishes the need for approximately 8 hectares of employment land to be provided per year over the Plan period (Spatial Principle 2), the majority of which will be provided at Stafford, with a smaller amount at Stone (Spatial Principle 5). The employment land is identified within the settlement boundaries in the Plan Part 2 (Policy SB1) and the protected employment areas within Stafford and Stone through Policy SB3. The remaining employment land provision will be provided across the rest of the Borough primarily at Recognised Industrial Estates (RIEs). Policy E3 of the Plan for Stafford Borough lists six RIEs. One RIE, Moorfields, is a major developed site in the Green Belt and its boundary was already set out in inset map 7 of the Plan for Stafford Borough. Therefore, Policy RIE1 relates to the boundaries for the other five RIEs: Hixon, Hixon Airfield, Ladlordfields, Pasturefields, Raleigh Hall.
- 4.34 The RIE boundaries were established taking into account the previous employment development boundaries, sites with planning permission (including some unimplemented) and environmental and landscape designations. Policy E3 in the Plan for Stafford Borough states that within the Recognised Industrial Estates the following appropriate economic uses will be permitted provided there are no significant adverse impacts on the surrounding environment, nearby residents or transport networks:
- Light industrial (B1), excluding B1 offices, general industrial (B2), storage and distribution (B8), or appropriate waste management uses;
 - A limited element of retailing where this is ancillary to another main use under (a);
 - Services, facilities and works specifically provided for the benefit of businesses based on, or workers employed within, the Recognised Industrial Estate;
 - Other employment-generating uses to enhance inward investment, such as those related to recreation and tourism, which meet local needs and / or promote the rural economy.

Policy RIE1 Recognised Industrial Estate Boundaries

Recognised Industrial Estate Boundaries for the Recognised Industrial Estate listed in Policy E3 are identified on the following inset maps:

Hixon RIE, Hixon Airfield RIE, Ladfordfields RIE, Pasturefields RIE, Raleigh Hall RIE.

Summary of SA findings

- 4.35 Overall the policy has minor positive effects on the economic objectives as protecting and maintaining RIEs, allowing for some expansion and growth within them should help to provide employment opportunities and maintain economic diversity and competitiveness (SA objectives 1 and 2). However, the allocation of land for expansion at the existing industrial estates may have **mixed effects on the vitality and viability of Stafford Borough's towns and villages as it supports** provision of employment in out of town industrial estates, but it may help to make the Borough as a whole more attractive to potential businesses (SA objective 3). Defining the RIE boundaries, including the allocation of additional land for expansion, could have a positive effect on providing employment within the local rural economy (SA objective 4). Given that the policy would provide employment opportunities at more rural locations these sites are less likely to be accessible by public transport. The sites could however potentially allow for a good level access for those **within the Borough's surrounding** rural community considering that they are spread relatively evenly throughout Stafford and as such an overall mixed effect is expected on improving accessing to work (SA objective 7).
- 4.36 Policy RIE1 is unlikely to affect most of the environmental SA objectives. However, as the RIEs are located within rural areas of Stafford Borough which do not have the highest frequency of public transport services, out of town commuting to work may be encouraged. Conversely, it is likely that the RIEs could also provide employment opportunities for residents in the rural parts of the Borough and therefore reduce distances travelled to work from those areas. In addition, expanding the areas of the RIEs will result in loss of green field sites adjacent to the existing industrial estates, which includes some loss of best and most versatile agricultural land, which has a minor negative effect on the objective to protect and conserve soil (SA objective 13).

- 4.37 The policy is unlikely to affect the social SA objectives, although as noted above, the inclusion of additional land within the RIEs may provide local employment opportunities for the more rural parts of the Borough and therefore may reduce out of town commuting to work. However the scale and nature of this is uncertain.

Table 4.4: Summary of SA scores for Policy RIE1 Recognised Industrial Estates

SA objectives	Policy RIE1
1. To create high, stable and equitable levels of employment	+
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	+
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	+/-
4. To support the needs of the local rural economy and communities	+
5. To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	0
6. To ensure that everyone has the opportunity of a decent and affordable home	0
7. To improve opportunities for access for all to work, education, health and local services	+/-
8. To reduce and prevent crime and reduce fear of crime	0
9. To reduce the impact of noise and light pollution	0
10. To improve health, safety and well-being across the whole community	0
11. To reduce societal contributions to climate change	+/-
12. To protect and enhance biodiversity	0
13. To protect and conserve soil	-
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	0
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	0
16. To create a sense of community identity and belonging	?
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	0
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	0
19. To encourage a strong, inclusive, community and voluntary sector	0
20. To engender a sense of civic and neighbourhood values, responsibility and pride	0

5 Summary of SA Findings for the Plan for Stafford Borough Part 2

Cumulative effects

- 5.1 **Table 5.1** overleaf presents a summary of the SA scores for all of the policies and boundaries in the Plan for Stafford Borough Part 2. This enables an assessment to be made of the likely effects of the emerging Plan Part 2 as a whole on the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. No significant cumulative effects have been identified.

Likely cumulative positive effects

- 5.2 There are cumulative minor positive effects in relation to the economic SA objectives, particularly in relation to Policy SB1 settlement boundaries, across the 13 settlements, as well as Policies RIE1 and SB3. This reflects the inclusion within the settlement boundaries of land for housing and economic development, and boundaries for recognised industrial estates and (Policy RIE1) and identification of protected employment areas (Policy SB3). Positive cumulative effects are also identified in relation to the social objectives as the policies and boundaries within the Plan for Stafford Borough Part 2 will help to ensure provision of affordable homes, and improving access to work, education, health and local services across all settlements.

Likely cumulative negative effects

- 5.3 Cumulative minor negative effects in relation to the environmental SA objectives are likely to occur from Policy SB1 settlement boundaries, Policy RIE1, and the negative portion of the potential mixed effects for the options relating to a retail frontages policy for Stafford and Stone. These cumulative negative effects are due to development on land allocated through these policies resulting in increased noise and light pollution, and in the case of Policies SB1, SB3 and RIE1, potential effects on the soil resource, biodiversity and/or water quality. These cumulative effects reflect the overall scale of development change that will occur within the boundaries identified across Stafford, Stone and the key service villages, but are not likely to be significant, as existing policies within the first part of the Plan for Stafford Borough should help to avoid or mitigate the potential negative effects identified.

Mixed effects

- 5.4 A number of mixed effects are identified for Policy SB1 and partially for Policy RIE1 in relation to the environmental SA objectives for climate change, biodiversity, and landscape and historic and cultural character due to the initial impacts of development e.g. loss of biodiversity, and conversely the ability to enhance the settlements through supporting existing facilities (and thereby reducing the need to travel) and creating new habitats and adhering to good design principles. Mixed effects are identified in relation to creating a sense of community in the Borough for most of the settlement boundaries identified through SB1 given that within the areas identified for development existing facilities may be supported through the provision of additional homes, but development at these locations may also result in outward commuting from the Borough due to the limited employment opportunities within many of the areas identified. These policies could therefore result in cumulative positive or negative effects; however these are not likely to be significant, as existing policies within the first part of the Plan for Stafford Borough should help to avoid or mitigate the potential negative effects identified.

Table 5.1: Summary of Sustainability Appraisal scores for the policies and boundaries in the draft Plan for Stafford Borough Part 2

SA objectives	Social, Economic or Environmental objective	Policy SB1 Stafford	Policy SB1 Stone	Policy SB1 Eccleshall	Policy SB1 Gnosall	Policy SB1 Hixon	Policy SB1 Great Haywood	Policy SB1 Little Haywood / Colwich	Policy SB1 Haughton	Policy SB1 Weston	Policy SB1 Woodseaves	Policy SB1 Barlaston	Policy SB1 Tittensor	Policy SB1 Yarnfield	Policy SB2 Protected Social and Community Facilities	Policy SB3 Stafford and Stone protected employment areas	Policy RIE1 Recognised Industrial Estate
1. Employment	Econ	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+
2. Economic diversity	Econ	+	+?	0	0	0	0	0	0	0	0	0	0	0	0	+?	+
3. Vitality and viability	Econ	+	+	+	+	+	+	+	+	0	+	+	+	+	++	+	+/-
4. Rural economy and communities	Econ Social	+	+	+	+	+	+	0	0	?	0	0	0	+	0	+	+
5. Reduce vulnerability to climate change	Social Econ Env	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Decent and affordable homes	Social	++?	++?	++	++	++	++	+	+	?	+	+	+	++	0	0	0
7. Access for all	Social	+	+	+	+	+	+	+	+	0	+	+	+	+	++	+	+/-
8. Prevent crime	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Noise and light pollution	Env	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0
10. Health, safety and well-being	Social	+?	+	+?	+?	+?	+?	+?	+?	0	+?	+?	+?	+?	++	0	0
11. Contributions to climate change	Env	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	+	+/-
12. Biodiversity	Env	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+	+	0	-	-?
13. Soil	Env	-	-	-	-	-?	-	-?	-?	+	-?	-?	+	+	0	-	-
14. Water quality and management	Env	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0
15. Landscape and historic character	Env	+/-?	+/-?	+/-?	+/-?	+/-?	-?	-?	+/-	+	+/-?	+/-?	+/-?	+/-?	0	0	0
16. Community identity	Social	0	0	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+/-?	+/-?	+	+	?
17. Tolerance, respect and engagement	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Engagement in community issues	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. Strong, inclusive, community	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
20. Civic and neighbourhood values	Social	0	0	+	+	+	+	+	+	0	+	+	+	+	+	0	0

Summary of sustainability effects

- 5.5 In order to summarise the sustainability effects, the SA objectives have been grouped according to the themes that they consider: economic, social and environmental considerations (these are noted in the second column of **Table 5.1**). Note that SA objective 4 falls within both the economic and social themes, and SA objective 5 covers elements of all three of the sustainability themes.
- 5.6 The following sections summarise the likely positive and negative effects in relation to the grouped economic, social and environmental objectives.

Economic Objectives

- SA objective 1: To create high, stable and equitable levels of **employment**
- SA objective 2: To ensure high and stable level of **economic diversity** and competitiveness that recognises social and environmental issues
- SA objective 3: To sustain the **vitality and viability** of Stafford Borough's towns and villages, and their communities
- SA objective 4: To support the needs of the local **rural economy and communities**
- SA objective 5: To **reduce vulnerability to the effects of climate change** such as the risk of flooding, on public wellbeing, **the economy** and the environment

Likely positive effects

- 5.7 SB2 will have a **significant positive effect** in relation to sustaining the vitality and viability of **Stafford Borough's towns and villages, and their communities** (SA objective 3). All of the policies and settlement boundaries (except RIE1) generally have an overall minor positive effect in relation to the economic objectives (although many of the policies are unlikely to affect SA objectives 1, 2 and 5). The positive effects are most apparent in relation to SA objective 3, which reflects the ability of additional housing and other development to support existing facilities and services, and the associated employment opportunities provided.

Likely negative effects

- 5.8 The Plan for Stafford Borough Part 2 is not likely to have any negative effects on the economic objectives.

Likely mixed effects

- 5.9 Most of the policies assessed are not expected to have a mixed effect on the economic objectives. **Only RIE1 is expected to have a mixed effect for SA objective 3 (vitality and viability of Stafford's settlements and communities)** given that it would provide employment land in areas which may not be accessible to residents by sustainable modes of transport but may be more accessible to those at rural locations.

Likely uncertain effects

- 5.10 The uncertain effect noted for SB1: Weston in relation to SA objective 4 relates to the social aspect of this objective given that it is uncertain if this policy would help support the provision of affordable homes for local people. Therefore the Plan for Stafford Borough Part 2 is not likely to have any uncertain effects on the economic objectives.

Social Objectives

- SA objective 4: To support the needs of the local **rural economy and communities**
- SA objective 5: To **reduce vulnerability to the effects of climate change** such as the risk of flooding, on **public wellbeing**, the economy and the environment
- SA objective 6: To ensure that everyone has the opportunity of a **decent and affordable home**

- SA objective 7: To improve opportunities for **access for all** to work, education, health and local services
- SA objective 8: To reduce and **prevent crime** and reduce fear of crime
- SA objective 10: To improve **health, safety and well-being** across the whole community
- SA objective 16: To create a sense of **community identity** and belonging
- SA objective 17: To ensure **tolerance, respect and engagement** with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities
- SA objective 18: To ensure that all individuals and groups in society have the **opportunity to effectively engage** in issues relating to their community
- SA objective 19: To encourage a **strong, inclusive, community** and voluntary sector
- SA objective 20: To engender a sense of **civic and neighbourhood values**, responsibility and pride

Likely positive effects

- 5.11 Overall, Policy SB1 has minor positive effect in relation to SA objectives 6, 7 and 10 as the identification of settlement boundaries will help to ensure new housing, affordable housing, access to employment and local services and improving health safety and well-being across the whole community. **Significant positive effects** are identified in relation to those settlements with land within their boundaries of sufficient size to include an element of affordable housing. Policy SB2 community facilities will also have a **significant positive effect** in relation to SA objective 7 and SA objective 10, which seek to protect existing key services and facilities and improve access to key local services, and improve health and well-being in the Borough respectively.
- 5.12 The settlement boundaries of Policy SB1, and Policy SB2 protected social and community facilities have an overall positive effect in relation to SA objective 20, engendering a sense of civic and neighbourhood values, responsibility and pride.
- 5.13 The identification of protected employment areas through Policy SB3 is likely to have a minor positive effect in relation to SA objective 7 given that most of the protected employment areas are located in close proximity to existing residential properties and therefore good access would be provided to employment opportunities for residents at these locations. The close proximity of the protected employment areas to residential properties may also reduce the need for commuting outside of the Borough, which may in turn foster an increase sense of community identity (SA objective 16) in the Borough. Apart from this positive effect, Policy SB3 and Policy RIE1 have no effect on most of the social SA objectives (the minor positive effects in relation to SA objective 4 relates to the economic element of the objective).

Likely negative effects

- 5.14 No negative effects are identified from the policies or boundaries in relation to the social objectives.

Likely mixed effects

- 5.15 Policy SB1 has a number of potential minor mixed effects in relation to creating a sense of community identity and belonging as a result of additional housing in the key service villages contributing to local engagement through an increase in the local population, but also increasing levels of commuting by the new residents to access employment (SA objective 16).
- 5.16 Policy SB3 Stafford and Stone protected employment areas and Policy RIE1 have no effect on most of the social SA objectives (the minor positive effects in relation to SA objective 4 relates to the economic element of the objective).
- 5.17 A mixed effect for Policy RIE is likely on SA objective 7 (access to work and local services) however, given that it defines areas outside of the settlements for employment development which may be accessible to a limited extent via sustainable transport but may also provide employment opportunities to residents in more rural locations. The effect of Policy RIE on SA objective 16 (creating a sense of community belonging) is uncertain as the policy would provide

for employment at out of town locations. This may result in impacts upon commuting locally however the scale and nature of the development is unknown at this stage.

Likely uncertain effects

- 5.18 Uncertain effects have been noted for SB1: Weston in relation to SA objectives 4 and 6. Although the policy would not provide for housing to meet local demand in terms of affordability and mix, it is recognised that housing may still be provided in Weston through windfall sites but that this potential provision is unknown at this stage. An uncertain effect has also been identified in relation to SA objective 16. The inclusion of additional land within the RIEs may provide local employment opportunities for the more rural parts of the Borough which could help to reduce commutes to work; however the scale and nature of this development is unknown, hence the uncertain effect identified.

Environmental

- SA objective 5: To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the **environment**
- SA objective 9: To reduce the impact of **noise and light pollution**
- SA objective 11: To reduce societal contributions to **climate change**
- SA objective 12: To protect and enhance **biodiversity**
- SA objective 13: To protect and conserve **soil**
- SA objective 14: To protect and enhance **water quality** of the Borough's rivers whilst maximising their carrying capacity through achieving **sustainable water resource management**
- SA objective 15: To protect, enhance and, where necessary, restore designated **landscape areas and town character**, scenic beauty, local distinctiveness, **historic and cultural character**

- 5.19 **No significant effects** have been identified in relation to the environmental objectives.

Likely positive effects

- 5.20 Policy SB2 protecting social and community facilities and Policy SB3 protected employment areas have a minor positive effect in relation to SA objective 11 through the provision of local facilities and services as well as employment opportunities and reducing the need to travel and thereby reducing societal contributions to climate change. Some positive effects are identified in relation to the protection and conservation of soil as a result of development on previously developed land in the case of the settlements of Tittensor and Yarnfield, where land for development within the settlement boundaries comprises brownfield land. The key service village of Weston will also have a minor positive effect in relation to SA objective 13 as the soil resource is protected through no land for development being identified within the settlement boundary.

Likely negative effects

- 5.21 Policy SB1 has a potential minor negative effect in relation to noise and light pollution as a result of overall increased levels of development within the settlements including new housing, employment and mixed uses. Although negative effects would be mitigated by the existing Plan Policy N1 Design, new development will inevitably result in an overall minor negative effect in relation to this objective, particularly during construction of any new homes and employment development.
- 5.22 Negative effects are also identified in relation to the protection and conservation of soil (SA objective 13), as Policies SB1, SB3 and RIE1 result in the loss of greenfield sites in the majority of settlements. SB3 is likely to also have a negative impact on biodiversity (SA objective 12) in the Borough due to the potential loss of viable habitat through employment development. The impact of new development is also likely to result in potential negative effects on the water environment, although Policies N2 Climate Change and N4 Natural Environment and Green Infrastructure in the adopted Plan for Stafford Borough provide mitigation to reduce these negative effects.

Likely mixed effects

- 5.23 Policy SB1 results in a number of mixed effects in relation to societal contributions to climate change and impacts on landscape, town character and historic and cultural character. This reflects the potential impact of increased travel contributing to greenhouse gas emissions contrasting with existing policies within the adopted Plan which aim to minimise greenhouse gas emissions and set out requirements for reducing contributions to climate change through new development, and new development within the settlements impacting on their townscape and historic character contrasting with existing policies within the Plan which ensure that new development adheres to good design principles.

Recommendations

- 5.24 The minor negative effects identified from the SA relate primarily to the environmental effects of growth, and the impacts of new housing and employment land, predominantly on greenfield sites.
- 5.25 The Plan for Stafford Borough Part 2 makes clear that this part of the Plan should be read in conjunction with the adopted Plan for Stafford Borough. The adopted Plan for Stafford Borough includes a range of policies which will influence the decisions made in relation to the implementation of development within these sites, reducing potential negative effects.
- 5.26 Due to the nature of the effects identified and the existing policies in place to mitigate such effects, there are no recommendations from the SA of the Plan for Stafford Borough Part 2.

6 Monitoring

- 6.1 The SEA Regulations require that 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial **action**' and that the environmental report should provide information on 'a description of the measures envisaged concerning monitoring'. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 6.2 The national Planning Practice Guidance on SA¹⁷ states that it is not necessary to monitor everything. Instead, monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.
- 6.3 As discussed in Sections 4 and 5, very few of the boundary and policy options being considered for inclusion in the draft Plan for Stafford Borough Part 2 are likely to have potential significant effects on the SA objectives. Only potential positive significant effects have been identified.
- 6.4 Given that there are no significant negative effects identified for the Plan for Stafford Borough Part 2, there is no need for a separate monitoring framework to be prepared. In addition, the suggested framework for monitoring potential significant sustainability effects arising from the implementation of the adopted Plan for Stafford Borough (presented in Table 13 of the Adoption SA Report (June 2014)¹⁸) includes indicators for monitoring potential effects on all the SA objectives, and therefore it is likely that monitoring carried out for the adopted Plan for Stafford Borough will help to identify any trends arising from implementation of Part 2 of the Plan as well.

¹⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

¹⁸ The Plan for Stafford Borough 2011 – 2031 Sustainability Appraisal, Stafford Borough Council, June 2014.

7 Conclusions

- 7.1 The SA has assessed the Plan for Stafford Borough Part 2 within the context of the policy framework of the Plan for Stafford Borough and not identified any significant negative effects. Some significant positive effects have been identified, mainly in relation to ensuring that everyone has the opportunity of a decent and affordable home, but also in relation to sustaining the vitality and viability of Stafford **Borough's towns and villages** and their communities, improving opportunities to access local services, and encouraging engagement in community activities. No recommendations were considered necessary as a result of the SA findings.

Next Steps

- 7.2 This SA Report will be submitted to Government alongside the Plan for Stafford Borough Part 2 in April 2016.

LUC
March 2016

Appendix 1 Review of Plans, Policies and Programmes

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
INTERNATIONAL		
European		
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Requirements of the Directive must be met in Sustainability Appraisals. Table 2.2 describes where in this SA Report the requirements have been met.
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole. The Directive sets emission limit values for substances that are harmful to air or water.	SA objectives 5 and 11
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: <ul style="list-style-type: none"> • Creation of protected areas. • Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. • Re-establishment of destroyed biotopes. • Creation of biotopes. 	SA objective 12
<i>The Waste Framework Directive 2008</i> Directive 2008/98/EC on waste	Prevention or reduction of waste production and its harmfulness and encouraging the recovery of waste by means of recycling, re-use or reclamation. Encouraging the recovery or disposal of waste without endangering human health and without using processes that could harm the environment. Encouraging the development of clean technology to process waste and promote recycling.	SA objective 11
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks	Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods. Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.	SA objective 5
<i>The Water Framework Directive 2000</i> Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwaters.	SA objective 14
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills. Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	SA objective 11
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	SA objective 14

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
intended for human consumption	Member States must set values for water intended for human consumption.	
<i>The Air Quality Framework Directive 1996</i> Directive 96/62/EC on ambient air quality assessment and management	Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment.	SA objectives 5 and 11
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging waste	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste. By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	SA objective 11
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	SA objective 12
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution. Identification of vulnerable areas.	SA objectives 13 and 14
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	SA objective 14
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	SA objective 15
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) <i>Revision of the 1985 Granada Convention</i>	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	SA objective 15
Other International		
Johannesburg Declaration on Sustainable Development (2002)	Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. Promote renewable energy and energy efficiency and accelerate shift towards sustainable consumption and production. Encourage greater resource efficiency and the development of new technology for renewable energy, resulting in increased energy efficiency.	SA objective 11
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: The right of everyone to receive environmental information The right to participate from an early stage in environmental decision making The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.	The Local Plan preparation process takes account of the Convention and ensures that the public are involved and consulted at all relevant stages of the SA and Local Plan production.
NATIONAL		
National Planning Policy Framework (NPPF)	Presumption in favour of sustainable development. Delivering sustainable development by:	The SA is an integral part of the plan preparation process, and considers all the likely significant effects on the environment, economic and social issues.
	Building a strong, competitive economy.	SA objectives 1-4
	Ensuring vitality of town centres.	SA objective 3
	Promoting sustainable transport	SA objectives 1, 7 and 11

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	Supporting high quality communications infrastructure.	SA objective 7
	Delivering a wide choice of high quality homes.	SA objective 4 and 6
	Requiring good design.	SA objective 8 and 15
	Promoting healthy communities.	SA objective 10
	Protecting Green Belt Land.	SA objective 13
	Meeting the challenge of climate change, flooding, and coastal change.	SA objective 14
	Conserving and enhancing the natural environment.	SA objective 12
	Conserving and enhancing the historic environment	SA objective 15
	Facilitating the use of sustainable materials.	SA objective 11
White Papers		
Water for Life White Paper 2011	Sets out proposals for deregulating and simplifying legislation about water use and management, to reduce burdens on business and stimulate growth.	SA objective 14
Cutting Carbon, Creating Growth: Making Sustainable Local Transport Happen White Paper 2011	Aims to achieve the vision of a transport system that is an engine for economic growth, but one that is also greener and safer and improves quality of life in communities.	SA objective 7
Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i>	Protecting and improving our natural environment, growing a green economy and reconnecting people and nature.	SA objective 12
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable. Sets out a 15% renewable energy target by 2020 and 80% carbon reduction target by 2050.	SA objective 11
The Future of Transport White Paper 2004: A network for 2030	Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future. Get the best out of our transport system without damaging our overall quality of life. Develop strategies that recognise that demand for travel will increase in the future. Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives. Achieve 20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050 (transport is currently responsible for about a quarter of total emissions).	SA objective 7
Urban White Paper 2000, <i>Our Towns and Cities: The Future – delivering an urban renaissance</i>	New sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making them more desirable places to live. Improving quality of life, opportunity and economic success through tailored solutions in towns and cities. 3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. Aim to achieve 60% of new homes on brownfield sites or through conversions of existing buildings.	SA objective 6

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
Rural White Paper 2000, <i>Our Countryside: The Future – a fair deal for rural England</i>	Facilitate the development of dynamic, competitive and sustainable economies in the countryside. Maintain and stimulate communities and secure access to services for those who live and work in the countryside. Conserve and enhance rural landscapes. Increase opportunities for people to get enjoyment from the countryside.	SA objective 4
Policies and Strategies		
DCLG (2012) Planning Policy for Traveller Sites	<p>Government’s aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. • To encourage local planning authorities to plan for sites over a reasonable timescale. • That plan-making and decision-taking should protect Green Belt from inappropriate development. • To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. • That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. • To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. • To reduce tensions between settled and traveller communities in plan-making and planning decisions. • To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due regard to the protection of local amenity and local environment. 	SA objective 6 and 17
DCLG (2011) <i>Laying the Foundations: A Housing Strategy for England</i>	Aims to provide support to deliver new homes and improve social mobility.	SA objective 4 and 6
Defra (2011) <i>Biodiversity 2020: A Strategy for England’s Wildlife and Ecosystem Services</i>	<p>Includes an overall mission for the next decade, which is:</p> <ul style="list-style-type: none"> • To halt overall biodiversity loss. • Support healthy, well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. <p>Actions to be taken include:</p> <ul style="list-style-type: none"> • Working with key stakeholders to consider how the nature conservation sector can engage the public even more effectively in future and how government might support this. • Getting more children learning outdoors, removing barriers and increasing schools’ abilities to teach outdoors. • Establishing a new green areas designation, empowering communities • to protect local environments that are important to them. 	SA objective 12

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	<ul style="list-style-type: none"> Helping people 'do the right thing', at home, when shopping, or as volunteers. For example, we will provide funding to support the Big Wildlife Garden scheme and launch a new phase of the MuckIn4Life campaign, offering volunteering opportunities to improve the quality of life in towns, cities and the countryside. 	
DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are four shared priorities:</p> <ul style="list-style-type: none"> sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities. <p>Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.</p>	SA objectives 2, 5, 7, 9, 11, 12, 13, and 14
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	<p>Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.</p>	SA objectives 5,6, 7, 10, 16, 18, 19 and 20
DECC (2009) <i>The UK Renewable Energy Strategy</i>	<p>Increase our use of renewable electricity, heat and transport, and help tackle climate change.</p> <p>Build the UK low-carbon economy, promote energy security and take action against climate change.</p> <p>Achieve 15% of energy from renewable sources by 2020.</p> <p>Reducing UK CO2 emissions by 750 million tonnes by 2030.</p>	SA objective 11
DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p> <p>Sets air quality standards for 13 air pollutants.</p>	SA objectives 10 and 11
DCLG (2006) <i>Delivering Affordable Housing</i>	<p>The aim of this document is to support local authorities and other key players in delivering more high quality affordable housing within mixed sustainable communities by using all tools available to them.</p>	SA objective 6
Strategic Rail Freight Interchange Policy Guidance	<p>The Strategic Rail Freight Policy Guidance sets out Government policy for Strategic Rail Freight Interchange infrastructure.</p> <p>The main objectives of Government policy for Strategic Rail Freight Interchanges are to:</p> <ol style="list-style-type: none"> Reduce road congestion - to deliver goods quickly, efficiently and reliably by rail and help to reduce congestion on our roads; Reduce carbon emissions – to meet the Government's vision for a greener transport system as part of a low carbon economy; Support long-term development of efficient rail freight distribution logistics - to ensure a network of SRFI - modern distribution centres linked into both the rail and trunk road system in appropriate locations to serve our major conurbations; Support growth and create employment – through the transfer of freight from road to rail, where this is practical and economic. 	SA objective 11
The Plan for Growth 2011	<p>The Plan for Growth contains four overarching ambitions that will ensure that</p>	SA objectives 1-4 and 11

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	<p>progress is made towards achieving the objective of strong, sustainable and balanced growth that is more evenly shared across the country and between industries.</p> <p>The ambitions are:</p> <ol style="list-style-type: none"> 1. to create the most competitive tax system in the G20; 2. to make the UK one of the best places in Europe to start, finance and grow a business; 3. to encourage investment and exports as a route to a more balanced economy; and 4. to create a more educated workforce that is the most flexible in Europe. 	
The National Flood and Coastal Erosion Risk Management Strategy for England	<p>Aims to encourage organisations to work together to:</p> <ul style="list-style-type: none"> o Manage the risk of flooding and coastal erosion to people and their property. Over time, we will be able, where possible, to improve standards of protection. o Help householders, businesses and communities better understand and manage the flood and coastal erosion risks they face. o Respond better to flood incidents and during recovery, and to coastal erosion. o Move the focus from national government-funded activities towards a new approach that gives more power to local people, either at an individual, community or local authority level. Local innovations and solutions will be encouraged, too. o Invest in actions that benefit communities who face the greatest risk, but who are least able to afford to help themselves. • Put sustainability at the heart of the actions we take, so that we work with nature and benefit the environment, people and the economy. 	SA objective 5 and 14.
Community Infrastructure Levy Preliminary Draft Charging Schedule for Consultation – June 2015 (Prepared by Stafford Borough Council)	<p>The Community Infrastructure Levy (CIL) is a tariff charged by Local Authorities on new development to support funding for infrastructure, housing and commercial growth identified in the Local Plan. The cumulative impact of many small developments generates a need for infrastructure, but in the past such developments have not always contributed to provision of infrastructure. CIL is seen as a fairer way of obtaining funding for infrastructure from all relevant developments, subject to development viability considerations. The infrastructure funding gap for Stafford was updated in April 2015 and estimated to be around £60m (Stafford Borough Council Community Infrastructure Levy Infrastructure Funding Gap Update – April 2015).</p> <p>The CIL is not applied homogeneously across the Borough and there are areas/development types that have none or a greater charge rate than others:</p> <ul style="list-style-type: none"> • Within the northern area of Stafford – including the North Stafford Strategic Development Location is exempted from CIL. • Within and adjacent to Stafford and Stone, but excluding the northern area of Stafford -including the West Stafford Strategic Development Location is charged at £40 per square metre. 	SA objectives 1-4, 6, 7 and 16.

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	<ul style="list-style-type: none"> All other areas – sites of 12 or more units is charged at £70 per square metre. All other areas – sites of 11 or fewer is charged at £100 per square metre. Older people’s housing is exempt from CIL. Supermarkets are charged at £100 per square metre. Retail warehouses are charged at £100 per square metre. 	
Legislation		
Localism Act 2011	Contains proposals aiming to give local authorities more freedom and flexibility.	SA objectives 1-4
Flood and Water Management Act 2010	Makes specific provision for the recommendations provided by the Pitt Review of the flooding experienced across much of England and Wales in 2007. Requires Lead Local Flood Authorities (including NELC) to produce Local Flood Risk Management Strategies.	SA objective 5 and 14.
Flood Risk Regulations 2009	The Flood Risk Regulations 2009 transpose the EU Floods Directive (Directive 2007/60/EC) into domestic law in England and Wales. The Floods Directive provides a framework to assess and manage flood risks in order to reduce adverse consequences for human health, the environment (including cultural heritage) and economic activity.	SA objective 5 and 14.
Housing Act 2004	Protect the most vulnerable in society and help create a fairer and better housing market. Strengthen the Government’s drive to meet its 2010 decent homes target.	SA objective 6
Countryside and Rights of Way Act 2000	Provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB). The Act is compliant with the provisions of the European Convention on Human Rights, requiring consultation where the rights of the individual may be affected by these measures.	SA objective 10
Wildlife and Countryside Act 1981	The Wildlife and Countryside Act 1981 (as amended) is the principle mechanism for the legislative protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/FFC) are implemented in Great Britain	SA objective 12

Appendix 2 Updated Baseline Information

Introducing the baseline data

Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

Schedule 2 of the SEA Regulations requires information to be provided on:

- (2) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- (3) the environmental characteristics of areas likely to be significantly affected;
- (4) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 2009/147/EC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

This section presents the relevant baseline information for Stafford Borough Council. Data referred to have been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

As the SEA Directive is incorporated into the wider SA context, this baseline report not only includes information on the current state of the environment and environmental issues relevant to the plan, but also information that will give a detailed profile and outline of social and economic trends. This evidence base means that the potential effects of the plan can be assessed on their significant social, economic and environmental effects.

Collecting the baseline data

The baseline data set out in the Sustainability Appraisal of the Plan for Stafford Borough 2011 – 2031 Part 1, Technical Appendices (January 2013)¹⁹, has been included in this report, and updated and expanded as necessary.

The baseline data provided as part of this report provides the basis for prediction and monitoring of environmental or other sustainability effects.

Social

Social Exclusion

Prior to the 1997 Labour Government, the term 'social exclusion' was rarely, if ever, used when discussing social policy in the UK. Rather, the word 'poverty' was generally used as an all-encompassing term to describe situations where people lack many of the opportunities that are available to the average citizen. While low income was central to this notion, it also covered other factors relating to severe and chronic disadvantage. However, some people used the word 'poverty' in the narrower sense of simply low income. It was to ensure that the wider notion - that disadvantage can cover a wider range of factors than 'just' low income - was not lost, that the Government started using the term 'social exclusion'.²⁰ Lack of key services and affordable housing, and poor public transport in rural areas, contribute to social exclusion and can have a negative effect on quality of life.

¹⁹ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Further%20Information%20and%20Evidence/Sustainability%20Appraisal/Revised-SA-Technical-Appendices.pdf> (Note that this is not the most recent SA Report for the adopted Plan for Stafford Borough, however, the SA Report at Adoption did not include the level of detail contained within the submission version of the SA, hence using the submission version of the SA Report.)

²⁰ <http://www.poverty.org.uk/summary/social%20exclusion.shtml>

Index of Multiple Deprivation

The Index of Multiple Deprivation (IMD) provides an insight into the social characteristics of the Borough.

Multiple deprivation measures were developed by the former Government Department of the Environment, Transport and the Regions to assist in the targeting of regeneration policies to the most deprived areas. There are six domain indices at ward level; these relate to income, employment, health deprivation and disability, education skills and training, housing and geographical access to services. These six domains have 32 separate indicators, which together make up the overall Indices of Multiple Deprivation.

Stafford is not considered to be a deprived Borough in comparison with some parts of the country. However, there are significant levels of poverty and isolation in some parts of Stafford, and some wards are among the poorest in Staffordshire.²¹

Stafford Borough has a relatively low level of deprivation, apart from a number of wards in the north and south west of Stafford town.

The opportunity of a decent home

One of the Government's aims is to give everyone the opportunity of a decent home, and to promote social cohesion, well-being and self-dependence. It is important that housing is available to serve the needs of those groups within the community not met by providers operating solely according to market principles or available from existing housing stock for rent or purchase. If levels of homelessness are to be permanently reduced, there is a need for a wide range of support and other preventive services for homeless people. For these reasons many services, for example health, social and other community services, in addition to housing providers, must be involved in successful homelessness strategies.

Stafford Borough has an identified deficit in the provision of social and affordable housing, particularly in rural areas. The affordable housing need was analysed by the 2007 Strategic Housing Market Assessment (SHMA) and updated in the 2012 SHMA. It estimated that to meet the affordable housing need, 210 dwellings would be required annually. In 2013/14 completion levels for affordable housing increased to 91 dwellings. Of the 91 dwellings, 54% are social rented and 27% are intermediate housing.²² The table below illustrates the number of affordable housing completions between 2011 to 2014, as set out in the Stafford Annual Monitoring Report 2014.

Year	2011/12	2012/13	2013/14
Number of affordable housing completions	83	48	91

There are just over 56,000 houses in the Borough, the majority of these being owner occupied (76%). House prices in the Borough are relatively high compared to the County average (Stafford Borough £156,500, County average £145,000) and have increased significantly since 2001. In the last few years, though, there has been a fall due to economic conditions. There are affordability problems in the Borough, particularly in rural areas. The house price to affordability ratio currently stands at 6.69% in the Borough; Stafford is the third least affordable district to live in Staffordshire.

In 2015 there will be an influx of Ministry of Defence personnel into Stafford, about 1,100 serving officers will be relocating from Germany to Beaconside Barracks. Provision is currently being made for key services and infrastructure to support this population growth.²³

Delivery of affordable housing has not been consistent over the last few years and has not met

²¹ <https://www.gov.uk/government/collections/english-indices-of-deprivation> Note: the 2015 Indices of Deprivation are scheduled for release July 2015

²² <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

²³ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

the estimated need.

Homelessness action under the homelessness provisions of the Housing Acts in the financial year 2013/2014²⁴, the homelessness rate in Stafford was 0.86 per 1000 households, compared to 1.02 per 1000 households in Staffordshire as a whole and 2.32 per 1000 households for England.

Homelessness in Stafford Borough showed a decreasing trend between 2005 and 2010²⁵.

Homelessness in Stafford has shown a decreasing trend.

Gypsy and Travellers

The Gypsy and Traveller Accommodation Needs Assessment (GTAA) (2012)²⁶ identified that assuming there is no significant change in demand for pitches or pitch availability, analysis would suggest a total 15 year shortfall (2012/13 to 2026/27) of 44 pitches across the Borough. The council has granted planning permission for 36 new pitches at St Albans Road, this means that there are only 8 pitches required to meet the identified need up to 2031. A revised GTAA is expected in August 2015.

Access to Services

Lifestyles and leisure behaviours are changing more rapidly than ever before, often driven by advances in information and communications technologies. Most people, wherever they live, want greater mobility and greater choice. Accessibility to healthcare, education, justice, youth services and retail services are placed at a premium.

A lack of mobility can cause real hardship. As well as reducing employment and educational **opportunities, a lack of transport can have an impact more widely on people's health** and quality of life – by reducing access to healthcare facilities and social and leisure activities. This is especially apparent in the more rural areas of Stafford Borough.

The concept of accessibility to all goes far wider than improving access to a range of jobs, services and facilities. It should include ensuring that everyone has the opportunity to use the full range of transport services, buildings and opens spaces that make up the places in which we live. Accessibility benefits everyone, including people travelling with children, those with temporary or permanent disabilities or simply encumbered with heavy luggage or shopping.

Accessibility is the extent to which individuals and households can access day to day services, such as employment, education, healthcare, food stores and town centres. Accessibility statistics will reflect both the current transport network and land use planning.

The following table shows access to key services for Stafford as a whole by car, public transport and cycle²⁷. This is based on 2013 data. This shows that Stafford has relatively good access to services.

Access to services, and travel time by car, public transport or cycle within Stafford

Service	Car	Public transport	Cycle
All	5-10	10-20	10-20
Further education	5-10	10-20	10-20
Secondary school	5-10	10-20	10-20
Town centre	5-10	10-20	10-20

²⁴ Table 784: local authorities action under the homelessness provisions fo the Housing Acts, financial year 2013 to 2014 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

²⁵ Stafford Borough Council Homelessness Review 2010 <http://www.staffordbc.gov.uk/live/Documents/Housing/Homlessness-Review-2010.pdf>

²⁶ The Gypsy and Traveller Accommodation Needs Assessment (GTAA) (2012) <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/D4--GYPSY-AND-TRAVELER-ACCOMMODATION-NEEDS-ASSESSMENT-FOR-SBC-2012.pdf>

²⁷ Travel time in minutes for access to key services based on 2013 Accessibility Statistics (published 2014) <http://www.accessstoservices.info>

Service	Car	Public transport	Cycle
Employment	5 mins or less	5-10	5-10
Food store	5 mins or less	5-10	5-10
GP	5 mins or less	5-10	5-10
Primary School	5 mins or less	5-10	5-10
Hospital	5-10	20-40	10-20

Health and social issues

The following summary of population is taken from the Health and Wellbeing profile for Stafford 2015²⁸. The 2013 mid-year population estimate for Stafford was 132,100. It has a slightly different age profile compared with England – overall there are lower proportions of children and adults aged under 40 years, although there are more young men in the 20-24 age group which is likely to reflect military, prison and university populations. There are also more adults aged over 45 in Stafford compared to average.

The overall population for Stafford is projected to increase by 4% between 2013 and 2023. The population is projected to see significant growth in people aged 65 and over (24%) and in particular those aged 85 and over (52%).

Based on the 2011 Rural and Urban Classification a larger proportion **of Stafford's population live** in a rural area (32%) compared with 17% nationally.

The proportion of people from minority ethnic groups within Stafford is lower than the national average (7.4%, or 9,709 people, compared with 20.2%).

About a quarter of Stafford adults are physically inactive (28,830 people), similar to the England average.

Information on life expectancy and inequalities is taken from the Enhanced Joint Strategic Needs Assessment for Stafford District (2014)²⁹. Overall life expectancy at birth has increased both nationally and locally. Men and women in Stafford have a higher life expectancy than the England average. There is, however, a marked gap in life expectancy between different communities at ward level for both men and women:

- For men the difference in life expectancy between the ward with the lowest life expectancy and the ward with the highest life expectancy in the district is around 13 years (varying between 75 years in Highfields and Western Downs and 88 years in Chartley).
- For women the difference in life expectancy between the ward with the lowest life expectancy and the ward with the highest life expectancy in the district is 11 years (varying between 81 years in Rowley and 92 years in Coton).

Inequalities between the most and least deprived areas, for both men and women, have slightly declined. This has not however been on a statistically significant scale. On average the estimated difference in life expectancy between the most and least deprived areas dropped from 7 years to 6.8 for women and from 9.6 years to 9.2 for men.

Outdoor access and open space

The open space strategy (2009)³⁰ noted an overall sufficiency in provision for the majority of open space types, and the ability for additional need to be accommodated through changes in management of existing sites. Key areas where additional need was identified included allotments and artificial turf pitches.

Allotments:

²⁸ Health and Wellbeing profile for Stafford 2015 <http://www.staffordshireobservatory.org.uk/documents/Health-Profiles/2015/Health-and-wellbeing-profile-for-Stafford-2015.pdf>

²⁹ Enhanced Joint Strategic Needs Assessment for Stafford District (2014) <http://www.staffordbc.gov.uk/live/Documents/Environmental%20Health/Health%20and%20Wellbeing/Stafford-EJSNA-2014.pdf>

³⁰ Kit Campbell Associates (2009) Stafford Borough Council PPG17 Assessment and Open Space, Sport and Recreation Facilities Strategy Final Report: March 2009 <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/E54---STAFFORD-BOROUGH-COUNCIL-ASSESSMENTAND-OPEN-SPACE,-SPORT-AND-RECREATION-FACILITIES-STRATEGY.pdf>

- More provision around the periphery of Stafford town and north Stone; these areas should be the top priority, if suitable sites can be found, because they contain concentrations of population
- Provision in the north east and south east areas of the Borough.

Artificial turf pitches:

- To work with the County Council to develop new ATPs on at least four of the Stafford town secondary schools, or alternatively, to work with the University to develop an additional ATP at Beaconside
- To identify and allocate sites for potential ATPs, which need not be full size, in the north east, north west, south east and south west parts of the Borough.

Crime and safety

The relationship of the physical environment and its influences on the levels of crime, anti-social behaviour and fear of crime are well documented. Therefore, creating a better connected environment that is inclusive and accessible will enhance the sense of safety and security within a development and out to surrounding areas.

People generally feel safer on active streets and in places with natural or other surveillance. A poor environment (graffiti, vandalism and disrepair) signals neglect and lack of control and can enhance a sense of vulnerability.

Staffordshire Police covers an area of over 1,000 square miles. The county has a population of more than a million with a rich diversity of communities, all with specific policing needs.

The force is divided into four territorial divisions, Chase, North Staffs, Stoke-on-Trent and Trent Valley, and two support divisions. Crime statistics for Staffordshire Police for the years 2011 – 2014 show the monthly average reported crimes for the years 2011 to 2014. There is no clear trend over this time period, although a slight decrease can be seen from 2012 to 2014.³¹

Average monthly reported crimes for Staffordshire Police Force 2011 - 2013

Year	2011	2012	2013	2014
Monthly average reported crimes	7845	7872	7717	7635

Fear of crime³²

Although crime is falling, fear of crime is increasing. The results from the 'Feeling the Difference' survey show that around 13% of residents (in Staffordshire) felt in fear of the possibility of being a victim of crime over the last 12 months (Wave 14, Autumn 2012). Survey findings indicate that there are four main factors influencing fear of crime in Staffordshire:

- A person may have been, or know someone who has been, a victim of crime.
- Living in an area of high crime and/or anti-social behaviour.
- A person may have been negatively influenced by the media, and/or
- Some people and communities feel particularly vulnerable and isolated (socially or geographically).

Road Safety

Road traffic accident statistics for Staffordshire for 2011 – 2013 show a slight decreasing trend in rates per million population for all road user types (except HGV), and an overall decreasing trend for all road user types, as illustrated in the table below.³³

³¹ Extrapolated from http://www.ukcrimestats.com/Police_Force/Staffordshire_Police

³² Office of the Policy and Crime Commissioner Staffordshire Safer, Fairer, United Communities for Staffordshire 2013-2018, <http://www.staffordshire-pcc.gov.uk/wp-content/uploads/2013/07/safer-fairer-united.pdf>

Road traffic accident statistics for Staffordshire for 2011 – 2013

Targets	Reported casualty Rate per million population by road user type							
	Pedestrian	Pedal cycle	Motor cycle	car	Bus or coach	Van/light goods	HGV	All
Staffordshire								
2013	275	231	282	2,379	22	102	32	3,340
2012	302	246	309	2,556	52	101	33	3,636
2011	320	260	305	2,750	62	96	24	3,857

Crime is falling overall, although fear of crime is still an issue in Staffordshire.

There is an overall decreasing trend in road accidents for Staffordshire.

Economic Development

The following economic summary is taken from the Stafford Borough Council Annual Monitoring Report 2012/2013³⁴:

Stafford Borough currently performs very well in terms of achieving sustainable growth when **compared to other Districts, with 73% of the Borough's economically active population living and working within its boundary.** Marginally more people commute into Stafford Borough than those who commute outside the Borough to work. However over 39,000 people both live and work in the Borough. The population of the Borough is generally skilled and well educated. In socio-economic terms, Stafford Borough has a relatively low level of deprivation, except for a number of wards in the north and south west of Stafford town. Unemployment remains relatively low and levels of prosperity higher than national averages. Much of the economy relies on the provision of public services (39.6%), such as health and social care, education and public administration. This is attributed to the fact that Stafford is the main County and Borough administrative centre.

After public administration, education and health, the next most important sectors locally for employee jobs are the distribution, and hotels and restaurants sectors, which provide 13,100 employee jobs or 21.5% of the employment in Stafford Borough. Recent developments have **taken advantage of the Borough's excellent links to the M6 motorway in particular, suggesting** that there is potential for further development in the distribution and warehousing sector.

In recent years there has been a sharp decline in employment among the manufacturing sector. Between 2001 and 2006 some 3,900 manufacturing jobs were lost in the Borough, which represents a 32.5% decrease in employment in the sector. However, there are key manufacturing sites at Alstom and Evode sites in Stafford town. Small to medium sized **businesses (SMEs) can be found on the Borough's industrial estates.** Staffordshire University and **Stafford's Technology Park play a significant role in the Borough, acting as key locations for** employment, facilitating the establishment of a cluster of medical technology companies as well as other modern technology based businesses.

Inward investment has always been an important source of job growth to the local area, assisted by being well located to strategic transport infrastructure, site availability, labour skills and costs. Less than 12% of existing industrial units remains empty.

The following table provides a summary of figures for Stafford, compared to the West Midlands and England for Economic Deprivation. This supports the key trends outlined in the previous summary of economic development within Stafford from the Annual Monitoring Report 2012/13

³³ Department for Transport statistics <https://www.gov.uk/government/statistical-data-sets/road-accidents-and-safety-statistical-tables-index>

³⁴ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2013.pdf>

illustrating that Stafford has relatively good levels of economic activity, low levels of worklessness, and lower levels of benefits claimants than both the West Midlands and England as a whole.

Office for National Statistics Neighbourhood Statistics: Key figures for Economic Deprivation April 2012 – March 2013, Stafford compared with West Midlands and England³⁵

					Stafford	West Midlands	England
					Non-Metropolitan District	Region	Country
Worklessness: Economic Activity	Economic Activity Rate; Aged 16-64	%	Persons	Apr12-Mar13	83.4	75.2	77.3
	Employment Rate; Aged 16-64	%	Persons	Apr12-Mar13	81.3	68.4	71.1
	Unemployment Rate; Aged 16-64	%	Persons	Apr12-Mar13	4.3	8.8	7.8
Benefits Data Indicators: Working Age Client Group	All People of Working Age Claiming a Key Benefit	%	Persons	Aug-10	12	17	15
	Jobseeker's Allowance Claimants	%	Persons	Aug-10	2	5	4
	Incapacity Benefits Claimants	%	Persons	Aug-10	6	7	7
Personal Insolvency Statistics	New Personal Insolvencies	Rate per 10000	Cases	Jan11-Dec11	23.5	27.9	26.7

Stafford Borough has relatively low unemployment.
 The population is generally well skilled and educated.
 Nearly 40% of the economy relies on the provision of public services, followed by distribution, hotels and restaurants.

Employment land

The 2012 Employment land review identifies key employment sites that the Borough wants to retain to provide for future economic growth over the period to 2031.

The Study has found that there will be a need for new supermarket provision in both Stafford and Stone at 2015 as well as increased comparison goods

Town Centre Capacity Assessment (Retail, Office and Leisure) and floorspace over the plan period but there was sufficient office capacity to meet future requirements. The study considers that Kingsmead car park could be a potentially suitable location for an additional supermarket to serve

35

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=277108&c=Stafford&d=13&e=4&g=486326&i=1001x1003x1004&m=0&r=1&s=1430739591487&enc=1>

Stafford town whilst the Westbridge Park could be a suitable location for an additional supermarket to serve Stone town.

Transport Links

The following transport summary is taken from the Stafford Borough Integrated Transport Strategy 2013 – 2031³⁶. Stafford Borough has good connections to the national transport network including the M6 and the West Coast Main Line. The A51, A449 and A34 local routes also connect the Borough to the North Staffordshire and West Midlands conurbations and the A518, A513 and A519 provide links to the east and west.

With regard to public transport, Stafford rail station has frequent services to Liverpool, Manchester, Birmingham and London, and direct services to the south west and south coast. Stone rail station is served by an hourly Crewe to London service operated by London Midland. This service has been speeded up since December 2012 with improvements to rolling stock. There are also connections available to the north west at Crewe and Stoke-on-Trent rail stations, and to the West Midlands at Stafford rail station.

The Borough is served by a core bus network of inter-urban and local routes, supported by community transport. Community Link Stafford and District operate a dial-a-ride service and two smaller scale voluntary car schemes operate for local residents in Gnosall and Colwich, including Little Haywood and Great Haywood.

On 28th January 2013 the Secretary of State for Transport published the initial preferred route for HS2 Phase Two. In Staffordshire, the proposal sees a further 33 miles of new railway cutting through the centre of the County with Stafford Borough having approximately 18 miles of the route.

Stafford Borough is well connected by the road and rail network and local public transport. The route of HS2 Phase Two will pass through the Borough.

Environmental

Biodiversity, Flora and Fauna

The following summary is taken from the Stafford Borough Council Annual Monitoring Report 2013/14³⁷.

In biodiversity terms the Borough is rich and varied, with 17 Sites of Special Scientific interest (SSSIs), 3 Ramsar sites, 4 Special Areas of Conservation (SACs), 3 National Nature Reserves (NNRs) and 8 Local Nature Reserves. In addition there are more than 100 sites identified locally as Sites of Biological importance (SBIs). The Staffordshire and Stafford Biodiversity Action Plans include details of Habitat and Species Action Plans and Natural Areas.

During the period 2013/14, no new Local Nature Reserves (LNRs) were designated within Stafford Borough. There are currently eight LNRs in the Borough.

Within Stafford Borough the majority of nationally important Sites of Special Scientific Interest (SSSIs) meet the Public Service Agreement (PSA) target.

No new planning applications were permitted against the advice of the Environment Agency (EA) in 2013/14. Therefore, in this monitoring year, Stafford Borough met its target of having no permissions granted contrary to EA advice.

³⁶ Stafford Borough Integrated Transport Strategy 2013 -2031
<http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/D18--STAFFORD-BOROUGH-INTEGRATED-TRANSPORT-STRATEGY.pdf>

³⁷ Annual Monitoring Report 2013/14 <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

No new Local Nature Reserves were designated in the Borough last year. There are 8 in total together with 17 Sites of Scientific Interest and 3 internationally significant wetland RAMSAR sites.

An increased number of renewable energy schemes have been permitted in 2013/2014, the majority being wind and solar schemes.

The following summary text is taken from the Sustainability Appraisal Technical Appendices 2013:

The four Special Areas of Conservation (SAC) in Stafford Borough are Cannock Chase, Chartley Moss, Mottey Meadows and Pasturefields Salt Marsh, although some parts of Cannock Chase SAC extend into other local authority areas and only a very small part of Mottey Meadows falls within the boundary of the Borough.

The three National Nature Reserves are Chartley Moss, which is a floating bog and Aqualate Mere, the largest of the natural meres that can be found throughout Shropshire, Cheshire and Staffordshire, and Mottey Meadows. Aqualate Mere, Chartley Moss and Cop Mere are also Ramsar sites.

Habitats that are particularly important for wildlife within the Borough include ancient (veteran) trees, old semi-natural woodlands, various types of wetland such as Doxey and Tillington Marshes, lowland heath on Cannock Chase and Rough Close Common and a few remaining flower-rich meadows on neutral grassland.

These habitats often occur in isolated patches in urban locations or between larger areas of intensively farmed land, which makes them very susceptible to degradation or loss.

Trend in condition of designated sites³⁸

The condition of SSSI in Stafford is generally good with 13 of the 17 sites meeting 100% of the PSA target in 2014. Newport Canal is the site in poorest condition (with only 0.1ha in the Borough) is 100% unfavourable declining. Aqualate Mere has 72.48% of its area meeting the PSA target in 2014 and over 45% of its area in unfavourable but recovering condition.

Stafford Borough has a rich and varied biodiversity, and includes four SAC and three NNR. The condition of SSSI is typically good.

Air

The quality of the air that we breathe is of growing national and international concern. The air quality in the UK today is much improved over that of 50 years ago where industrial smogs caused acute health effects for the public.

In recent years however there has been a growing body of evidence to suggest that poor air quality may have a cumulative effect, which may be chronic for sensitive individuals. When air pollution is present in high concentrations it can cause various health effects ranging from irritation of the eyes, nose and throat to the worsening of lung and heart diseases.

In addition to impacts on human health, annual levels of nitrogen oxides (mainly from traffic) and sulphur dioxide (mainly from industry) could impact on the protection of vegetation and ecosystems. Air pollutants can also lead to the soiling and corrosion of buildings.

One of the most significant contributors of air pollution in Stafford is traffic from the M6 and A34 road corridor, which bisects the Borough north-south. It is important to note that most of the recent improvements and likely future improvements in air quality will occur in the transport sector.

In some cases air pollutants emitted in the Stafford Borough will have impacts outside the Borough without having a significant impact within the region, and vice versa. Power generation and other industries contribute to 90% of the total mass release of sulphur dioxide. Rugeley Power Station has been identified as being one of the most important possible local sources of industrial sulphur dioxide in the air. However, these emissions are controlled by Environment Agency conditions ensuring that they comply with air quality standards at all times.

³⁸ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

Nevertheless, the air quality within the Borough is satisfactory at present with none of the Borough designated as requiring an Air Quality Management Scheme.

Travel to work mode

The following table outlines the main travel to work modes in the Borough in 2011.

Travel to work mode (2011)

Area name	All categories: Method of travel to work (alternative)	Work mainly at or from home	Underground, metro, light rail, tram	Train	Bus, minibus or coach	Taxi	Motorcycle, scooter or moped	Driving a car or van	Passenger in a car or van	Bicycle	On foot	Other method of travel to work	Not in employment
	Persons	Pers ons	Pers ons	Pers ons	Pers ons	Pers ons	Pers ons	Pers ons	Per sons	Pers ons	Pers ons	Pers ons	Pers ons
	No.	%	%	%	%	%	%	%	%	%	%	%	%
Staffordshire	629,358	6.8	0.1	1.1	2.0	0.3	0.4	44.2	3.9	1.2	5.4	0.2	34.5
Cannock Chase	72,274	5.2	0.0	1.1	2.0	0.2	0.5	46.1	4.4	0.9	5.0	0.2	34.3
East Staffordshire	83,059	6.7	0.0	0.7	1.9	0.5	0.5	41.7	4.3	2.1	7.4	0.2	33.9
Lichfield	74,757	8.2	0.1	2.3	1.4	0.1	0.3	44.4	3.3	0.8	4.5	0.2	34.4
Newcastle-under-Lyme	92,335	5.4	0.0	0.5	2.8	0.6	0.4	41.9	4.5	0.7	5.0	0.2	37.9
South Staffordshire	80,718	7.4	0.1	1.6	2.1	0.1	0.4	47.0	3.3	0.7	3.1	0.2	33.9
Stafford	97,297	7.9	0.0	1.3	1.8	0.2	0.5	42.4	3.3	1.8	6.8	0.2	33.7
Staffordshire Moorlands	72,085	8.2	0.0	0.4	1.6	0.0	0.4	45.5	3.6	0.6	5.3	0.2	34.0
Tamworth	56,833	4.9	0.0	1.4	2.5	0.4	0.5	45.8	4.8	1.5	5.4	0.2	32.6

Source: Table CT0015 2011 Census: Method of travel to work (2001 specification) local authorities in England and Wales All usual residents aged 16 to 74, released 2013³⁹

Air quality is relatively good within Stafford Borough, and the main concentrations of air pollution are close to the M6 and A34 road corridor.

Climatic Factors

Warming of the global climate system is unequivocal, with global average temperatures having risen by nearly 0.8 °C since the late 19th century, and rising at about 0.2 °C/decade over the past 25 years. It is very likely (>90% probability, IPCC) that man-made greenhouse gas

³⁹ <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-295663>

emissions caused most of the observed temperature rise since the mid-20th century.⁴⁰ The UK Climate Projections (UKCP09) provide projections of climate change for the UK, giving greater spatial and temporal detail, and more information on uncertainty, than previous UK climate scenarios.

For the West Midlands, under a medium emissions or high emissions scenario, by the 2050s:

- the mean winter temperature is likely to increase by between 0.9 and 3.5°C
- the mean summer temperature is likely to increase by between 1.0 °C and 4.8 °C
- the mean winter precipitation is likely to increase between 1mm and 30mm
- The mean summer precipitation may decrease by 39mm or increase by 14mm.

These changes will potentially affect water availability, flood risk, human health, agriculture and manufacturing.

Climate change is likely to result in increased summer and winter temperatures, an increase in winter precipitation and a possible increase or decrease in summer precipitation.

Water

The Water Framework Directive (WFD) has highlighted the growing need to explore the interconnectivity between land use planning, water pollution and flooding. It aims to improve and control the quality of water by identifying, progressively reducing, and ultimately eliminating hazardous substances, and therefore securing the future water supply. This section of the Sustainability Appraisal is important in terms of appraising the plan on achieving the WFD objective of 'good ecological status' for surface water quality.

Rivers are an important part of the Borough's environment. They support amphibians, fish and many plant species as well as a variety of invertebrates, which are fundamental in food chains. Rivers can also form important links between otherwise fragmented habitats acting as wildlife corridors. Rivers are also a source of water for drinking, domestic, agricultural and industrial use. They can also provide an important recreational resource.

Water quality

River quality testing allows the quality of one river to be compared to another. Testing also helps to set conditions on licences provided to industry and commerce for their discharges of water into rivers, and is used in decisions to protect rivers and canals from the impacts of the use of land for agriculture, leisure and housing.

Water quality in the Borough is also relatively good, with 98% of inland waterways being judged to be of good or fair biological quality and 96% determined to be good or fair chemical quality, by the Government Department for Environment Food and Rural Affairs (DEFRA) in 2000.

The following summary of water quality issues in Stafford is taken from the Southern Staffordshire outline Water Cycle Study⁴¹. The vast majority of the watercourses in Stafford Borough have been improving their water quality over the past 20 years, with many achieving good or very good status in the 2006 review. The River Sow and River Meese (in relation to one of its tributaries within the Borough) have been identified as currently having low water quality from the 2006 assessment.

The River Sow and The River Trent have been identified as having 'poor to moderate' ecological status in the RBMP and the Church Eaton Brook, Doxey Brook, Gayton Brook, River Blithe and River Penk as having 'moderate' ecological status.

Potential developments within the catchments of these watercourses may be impacted by abstraction and wastewater treatment limitations. Development in the following locations may impact on watercourses with poor water quality at present:

- Eccleshall and Sturbridge

⁴⁰ UK Climate Projections Key findings summary spreadsheet <http://ukclimateprojections.metoffice.gov.uk/21708?projections=23754>

⁴¹ Southern Staffordshire outline Water Cycle Study Final Report (2010) http://www.sstaffs.gov.uk/PDF/WCS_Final.pdf

- Weston
- Brancote
- Pirehill
- Penkridge

Flooding

There are a large number of areas within Stafford Borough that are identified as flood risk areas. This is particular prevalent in certain areas such as next to the Rivers Penk, Sow and Trent which flow through the Borough. However, much of their courses traverse both Stafford, in the case of the Rivers Penk and Sow, and Stone in the case of the River Trent. The 2013 Strategic Flood Risk Assessment (SFRA) identifies the extent of flooding in both of these settlements and in the rest of the Borough.⁴²

The South Staffordshire, Cannock Chase, Lichfield and Stafford Strategic Flood Risk Assessment (2014)⁴³ identifies the sources of flood risk in Stafford Borough, and summarises the flood risk for the area.

The main rivers located in the Stafford Borough Council area are:

- River Trent
- Scotch Brook
- River Sow
- Sandyford Brook
- Kingston Brook
- Meece Brook
- Doley Brook

The EA flood maps indicate, in comparison to the other council, fluvial flood risk is of most significance to Stafford Borough. The locations that are a risk of fluvial flooding are the confluence of the Sandyford Brook and River Penk with the River Sow in Stafford town. The EA flood maps indicate that the town of Stone and rural area upstream and downstream are at risk of flooding from the River Trent. The risk of fluvial flooding has been reduced in the Borough due to well-planned and managed flood storage areas, such as the Tillington SSSI nature reserve, and undeveloped floodplains.

The following locations are known to have experienced a significant number of historic pluvial flood occurrences:

- Stafford
- Eccleshall
- Copmere End
- Salt
- Weston
- Stone
- Walton
- Norton Bridge
- Yarnfield

⁴²Annual Monitoring Report 2013/14 <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

⁴³ The South Staffordshire, Cannock Chase, Lichfield and Stafford Strategic Flood Risk Assessment (2014) <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Further%20Information%20and%20Evidence/Water%20Management%20and%20Flooding/SFRA-Volume-1-Report-2014.pdf>

Pluvial flooding across Stafford town originates from overland runoff, from rural and urban areas upstream of the town (SWMP Phase 2, Stafford Town, 2011). Pluvial flooding rarely originates from blockages or failure of the sewer network within Stafford town. Flooding in the Borough often occurs due to the interaction between pluvial and fluvial flooding.

Existing reports state that there are no known problems with groundwater flooding within the Stafford Borough. There are three canals located within the Stafford Borough; the Staffordshire and Worcestershire Canal south of Stafford Town, the Trent and Mersey Canal, and the Shropshire Union Canal. There has only been one incident of overtopping reported, and two breaches.

The vast majority of the watercourses in Stafford Borough have been improving their water quality over the past 20 years, with many achieving good or very good status.

Flood risk associated with the Rivers Penk, Sow and Trent are an issue in the area.

Soil

The Council is currently investigating the level of contaminated land within the Borough. At present no contaminated land, as defined by the Environmental Protection Act 1990, has been identified⁴⁴.

The quality of the land and of the soils need to protected and restored, to enable them to be used beneficially and safely, so that they do not lead to the pollution of other natural resources such as air or water.

Historic land contamination is often caused as a result of the previous industrial use of the land. The level of contamination in terms of the physical and chemical condition of the land is often linked to the sites previous usage. The Borough has been home to a variety of industries for example heavy engineering making locomotives, the manufacturing of large transformers and the manufacturing of consumer goods such as shoes.

One of the principal means of preventing new contamination and securing remediation of historic land contamination is through the planning system, where contamination is a material consideration and the development of Brownfield land is encouraged.

Soil is central to the environment. It stores and recycles nutrients and water, and provides the medium for crop growth; but it also acts as a buffer between the atmosphere and aquatic ecosystems. This can only be maintained if damage to soil is limited; once damaged or contaminated soil can be very difficult, if not impossible to repair and, soils themselves can become sources of pollutants. The agricultural land classification for Stafford⁴⁵ shows that the majority of the area is grade 3, with a greater proportion of grade 2 towards the west of the Borough. The main river valleys are typically lower quality, grade 4.

Comparators Trends Problems / Constraints

The amount of employment development on previously developed land during 2013/2014 was 50%. This has declined since 2012/13. Development is increasing over time on greenfield sites.

The amount of housing development on previously developed land was 61%. This is very positive and is the highest percentage over the last 3 years.

Source: Annual Monitoring Report 2013/14⁴⁶

⁴⁴ <http://www.staffordbc.gov.uk/foi-contaminated-land-register#Response>

⁴⁵ <http://www.magic.gov.uk/MagicMap.aspx>

⁴⁶ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

Waste

Whilst the amount of household waste going to landfill has reduced over the years, the following table shows that Stafford Borough is broadly in line with the recycling and composting rates of the other Staffordshire authorities, and better than for England as a whole for 2013/14.⁴⁷.

	Percentage of household waste sent for reuse, recycling or composting
Stafford Borough	52.59%
Cannock Chase	51.34
Newcastle-under-Lyme Borough Council	50.74
Lichfield	58.13
South Staffordshire	50.76
Staffordshire Moorlands District Council	50.76
Tamworth Borough Council	51.78
East Stafford Borough Council	52.29
England household waste recycling rate	43.5

Stafford Borough performs well in relation to household waste reuse, recycling or composting.

Cultural Heritage and Landscape

The modern countryside has come about through a long process of interaction between people and the basic elements of the land: the rocks and soils, the hills, slopes and valleys, the streams and rivers that drain them, and the plants and animals that are native to the area, or that have been introduced to it. Physical influences such as geology and landform are often the key determinants of landscape character, but in places the overlying pattern of settlement, land use, or field enclosure may be more significant.

The natural landscape is characterised by flat low lying land undulating between the natural corridors of the Rivers Penk and Sow. Outside of these corridors much of the land is intensively farmed agricultural land, interspersed with ancient and semi-natural woodland, and natural grasslands.⁴⁸

Green Belts are designated in order to check urban sprawl, safeguard the surrounding countryside, prevent neighbouring settlements from merging, preserve the setting and special character of historic towns, and assist urban regeneration. There are 2 areas of Green Belt designated within Stafford Borough, they surround the North Staffordshire and West Midlands conurbations and continue into both the northern and south eastern parts of the Borough, their locations can be seen below. Within the plan area the most extensive area of Green Belt and the one subject to the most development pressure is the North Staffordshire Green Belt.

The following summary is taken from the Stafford Borough Council Annual Monitoring Report 2013/14⁴⁹. The Borough is seen as having an attractive environment. To the south a major part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) lies within the Council's area,

⁴⁷ Local Authority collected waste generation from April 2000 to March 2014 (England and regions) and local authority data April 2013 to March 2014, Table 1 and Table 3b <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

⁴⁸ <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

⁴⁹ Annual Monitoring Report 2013/14 <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

close to the south-east of Stafford town. To the north, the area around Hanchurch Hills is noted for its attractive landscape. Parts of the area have particular landscape distinction including the large-scale parklands of Shugborough Hall, Sandon Hall, The German Military Cemetery (bordering Cannock Chase District) and the Trentham Estate which are registered parks and gardens. Furthermore, much of the Borough has high quality agricultural land and distinctive rural landscapes that contribute to the environmental quality of the area.

Stafford Borough has an attractive agricultural landscape, and contains Cannock Chase AONB to the south of the Borough.

Historic Environment

The term 'Historic Environment' is used throughout this document to include scheduled monuments and other archaeological remains; historic buildings, both statutorily listed and those of more local importance; conservation areas; historic landscapes, including registered parks and gardens, cemeteries and registered battlefields; and historic elements of the wider public realm, including publicly-owned and managed spaces and recreational parks.

The historic environment is a precious and irreplaceable asset which must be conserved for future generations. Stafford Borough is steeped in history, from its Stone Age origins, through Roman and medieval times to modern industrial life. Its network of towns and villages with picturesque churches, castles and stately homes reflects the unique identity of this part of the North Midlands. Buildings such as the Ancient High House, the largest timber framed town house in England, and Shugborough, home to the Earls of Lichfield, attract visitors from across the world.

The Borough has four designated Historic Parks and Gardens these being Trentham Gardens, Sandon Park, Shugborough Park and the German Military Cemetery at Cannock Chase. Other designed landscapes contribute to the character of the local historic environment, such as village greens, public parks and country estates. Furthermore there is one Historic Battlefield called Hopton Heath, which is not at risk.

There are 43 Scheduled Ancient Monuments in the Borough including Bury Bank Hillfort, bowl barrows in Swynnerton, and moated sites and fishponds at Hilderstone Hall, Hextall and Norbury Manor. Scheduled Ancient Monuments are of national importance and are subject to an enhanced level of protection. However not all important remains that merit preservation are necessarily scheduled. Archaeological sites of national, regional or local importance are registered on the **County's Historic Environment Record (HER) (formerly known as the Sites and Monuments Record (SMR))**. The HER is continually updated to record new information as it becomes available.

The Borough has 30 Conservation Areas with a review programme currently taking place by developing two Conservation Area Appraisals and Management Plans for Stafford and Stone town centres. In the future further Conservation Area Appraisals will take place, prioritised to areas with the greatest development pressure. The Historic Environment Character Assessment identified seven Historic Environment Character Areas (HECAs) in the Stafford town area. The results indicate that there are 7 HECAs within the Stafford Historic Environment Area (HEA).

Within Stafford Borough there are 832 listed buildings of which 22 are Grade I, 68 are Grade II* and 747 are Grade II. Whilst the majority of the listed buildings in the Borough are in good or reasonable repair, a number of buildings are in severe disrepair threatening loss of historic detail and fabric.⁵⁰

In 2013 there was an overall decrease in the number of scheduled monuments, listed buildings, registered parks and gardens and conservation areas on the Heritage at Risk Register in the West Midlands. The good news is that in the West Midlands the percentage at risk (5.2%) is lower than the national average. The 2014 register lists the following sites at risk⁵¹:

- Trentham Tower, Sandon Park, Sandon, Sandon and Burton – listed building

⁵⁰ Source: <http://www.staffordbc.gov.uk/listed-buildings>

⁵¹ <https://content.historicengland.org.uk/images-books/publications/har-2014-registers/wm-HAR-register-2014.pdf/>

- Remains of Trentham Hall, the Grand Entrance and Orangery, Park Drive, Trentham Gardens, Swynnerton – listed buildings
- **Moated site in Reynold’s Orchard, Eccleshall** – scheduled monument
- Bowl barrow north of hargreaves Wood, Swynnerton – scheduled monument
- Conservation areas: St George's Hospital, Trentham, Swynnerton, Walk Mill, Eccleshall.

Stafford Borough has a rich and varied cultural heritage, represented across the urban and rural environment, with a range of designated resources and a relatively low percentage of heritage at risk.

Appendix 3 Appraisal Matrices

Appraisal matrix for Policy SB1 Stafford

Table A.1 Appraisal matrix for Policy SB1 Stafford			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	+	The identification of the settlement boundary does not itself create employment in Stafford or the wider borough, but it protects areas of existing employment land and allows for additional employment land.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	+	The identification of the settlement boundary does not itself create employment in Stafford or the wider borough, but it protects areas of existing employment land and allows for additional employment land. Although it is not possible to identify the type of employment development which will take place on these sites and the associated job opportunities they will provide it is likely that this will have a minor positive effect on this SA objective.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses?	+	Identification of the settlement boundary for Stafford will provide a clear indication of where new development will be acceptable and the likely scale of growth anticipated for the town. This sends a positive message to potential visitors and businesses. The inclusion of additional housing development at the

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	<p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>		<p>Strategic Development Locations to the north and west of the town, the sites for which planning permissions have been granted at Exeter Street and Wooton Drive, and the site with outline permission for residential development by Leonards Avenue, will help to support existing services and facilities. will help to support existing services and facilities.</p> <p>The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.</p>
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	+	<p>Although the policy would not provide development within rural locations Stafford is accessible from the surrounding rural areas, and the inclusion of significant areas of land within the settlement boundary for additional housing development and employment will contribute positively to this objective. Planning permissions for new dwellings are included within the identified settlement boundary by Exeter Street and Wooton Drive, as well as outline permission for residential development by Leonards Avenue. Strategic Development Locations to the north and west of the town have also been allocated for employment and residential development.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need. The scale of housing accommodated within the boundary will make a positive contribution to affordable housing provision within the Borough.</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.	<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> <p>Will it result in development that is able to withstand the effects of</p>	0	<p>Identification of the settlement boundary for Stafford will provide a clear indication of where new development will be acceptable. The majority of areas in flood risk zones 2 and 3 lie outside of the settlement boundary; however some areas within the settlement boundary close to Marston Brook, Doxey Brook, Rising Brook, and the River Sow in the centre of Stafford. Some of the areas within the settlement boundary where new development will occur are within areas of flood risk.</p> <p>Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not</p>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
	climate change?		<p>worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.</p> <p>The application of these policies will ensure that new development within the settlement boundary is not at risk of flooding, and will have a neutral effect on this objective.</p>
<p>6 To ensure that everyone has the opportunity of a decent and affordable home</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>	<p>++?</p>	<p>The new settlement boundary for Stafford includes significant areas of land allocated for housing (600 homes to the east, 2,200 to the west, 3,100 to the north) for which Policy C2 Affordable Housing in the Plan for Stafford Borough sets out a requirement for 30% affordable housing in Stafford. The completion of these homes will make a positive contribution towards providing affordable homes and providing a mix of housing types. The potential significant positive effect is uncertain because there may be uncertainty in the specific timing of delivering necessary infrastructure due to certain issues including current funding sources.</p>
<p>7 To improve opportunities for access for all to work, education, health and local services</p>	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	<p>+</p>	<p>The identification of the new settlement boundary for Stafford provides a clear indication of where new development will be acceptable and the location of new development within close proximity to the existing settlement centre and facilities ensures that the new development will be accessible by public transport and have access to local services. The inclusion of Weston Road High School within the settlement boundary to the east by Kingston Hill should also provide this education facility with flexibility for future development which may be required to expand the service it is capable of providing. The boundary has also been drawn to omit Staffordshire University and the police headquarters from the surrounding employment zone and it is expected that this should help to protect the current uses at these locations to the benefit of the access residents in Stafford have to local education and ancillary services the University provides.</p>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
8 To reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?	0	Identification of the settlement boundary for Stafford will not have an effect on crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	<p>The identification of the settlement boundary for Stafford indicates where new housing and employment development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes and from the operations on the employment sites, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	+?	<p>The identification of the settlement boundary indicates where new housing and employment development will be acceptable, but does not directly improve health, safety and well-being across the whole community.</p> <p>However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Stafford will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 will have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>	<p>+/-</p>	<p>The potential for extensive areas of new housing and employment land to be delivered within the settlement boundary for Stafford will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Stafford is the largest centre and well connected to the surrounding areas, including by public transport, development will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access some jobs and services outside of the town.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Stone could have a mixed effect on climate change.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</p> <p>Will it conserve and enhance nationally significant species and habitats?</p>	<p>+/-?</p>	<p>The settlement boundary for Stafford includes three local nature reserves and adjoins the protected areas of Cannock Chase AONB and SAC, and Doxey and Tillington Marshes and Baswich Meadows SSSI. The sites allocated for housing and employment land will result in the loss of greenfield sites which will result in loss of the existing habitats in these locations.</p> <p>However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough’s natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.</p> <p>Policies Stafford 1, 2, 3 and 4 all set out measures to ensure protection of</p>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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> <p>Will it reduce indirect impacts on designated sites?</p>		<p>Cannock Chase SAC, including provision of Suitable Alternative Natural Greenspace.</p>
<p>13 To protect and conserve soil</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>	-	<p>The areas of new housing and employment land lie within the new settlement boundary and are likely to result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁵² does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land), therefore it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost.</p> <p>Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain</p>	-?	<p>The development of housing and employment land will inevitably result in the consumption of water during construction and once the houses are occupied and employment uses operational.</p> <p>There is also potential to affect water quality during construction through pollution and sediment run-off and through effluent discharge once the houses are occupied and businesses operational.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural</p>

⁵² Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>		<p>Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</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>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 heritage assets?</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>	<p>+/-?</p>	<p>The settlement boundary includes the conservation areas at Stafford Town, Walton on the Hill, Forebridge, Foregate and St Georges, and the high density of listed buildings within Stafford town centre. Heritage assets which adjoin the settlement boundary include Stafford Castle and associated medieval settlement Scheduled Monument to the west of Stafford, and St Thomas' Priory to the south west.</p> <p>There is some potential for the new housing development within the new settlement boundary to affect the quality and character of landscapes and townscapes, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design, Policy N8 Landscape Character and N9 Historic Environment in the Plan for Stafford Borough.</p> <p>Policy Stafford 3 – West of Stafford acknowledges the need to take the high quality of the historic environment into account in this area.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>0</p>	<p>Identification of the settlement boundary for Stafford will provide a clear indication of where new development will be acceptable. The boundary includes the Strategic Development Locations for housing and employment to the west of the town.</p> <p>The settlement boundary allows for increased local housing and employment land providing local employment opportunities. However the overall balance between local employment and commuting outside of the Borough is likely to reflect current trends and therefore it is unlikely to result in a net reduction in commuting outside of the Borough.</p>

Table A.1 Appraisal matrix for Policy SB1 Stafford

SA Objectives	Decision-Making Criteria	SA Score	Justification
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The identification of the settlement boundary for Stafford will have no effect on this SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Stafford will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Stafford will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	The identification of the settlement boundary for Stafford will have no effect on this SA Objective.

Appraisal matrix for Policy SB1 Stone

Table A.2 Appraisal matrix for Policy SB1 Stone			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	+	The identification of the settlement boundary does not itself create employment in Stone or the wider borough, but it protects areas of existing employment land and allows for additional employment land to the south west of Walton, with a minor positive effect on this SA objective.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	+?	The identification of the settlement boundary does not itself create employment in Stone or the wider borough, but it protects areas of existing employment land and allows for additional employment land to the south west of Walton. Although it is not possible to identify the type of employment which will take place on these sites and the associated job opportunities they will provide it is likely that this will have a minor positive effect on this SA objective.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p>	+	Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable and the likely scale of growth anticipated for the town. This sends a positive message to potential visitors and businesses, and the inclusion of additional housing development, for which

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	<p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>		<p>planning permission has been granted subject to s106 agreement, will help to support existing services and facilities.</p> <p>The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.</p>
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	+	<p>Stone is accessible from the surrounding rural areas, and the inclusion of land within the settlement boundary for additional housing development and employment will contribute positively to this objective.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local 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.	<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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	0	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. Whilst the River Trent passes through the centre of Stone and has an identified flood risk, this does not include areas within the settlement boundary. However, tributaries to the east and west are identified as within Flood zone 2 and 3 and lie within the settlement boundary. These areas of flood risk include established parts of the settlement and the Strategic Development Location to the west at Walton Hill. Planning permission has been granted for the development site at Walton Hill, and this will have been granted in line with Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough. These policies will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for incorporating sustainable urban drainage and reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.</p> <p>Although the settlement boundary includes land allocated for development in an area of flood risk which has potential for negative effects in relation to this SA objective, the planning permission would have been decided in line with the plan policies which would have mitigated negative effects. Therefore no adverse</p>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
			effects are identified.
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	++?	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including areas with existing planning permissions, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need. Two sites with planning permission for 33 houses and 92 houses respectively will contribute to the provision of affordable housing in the area.</p> <p>The potential significant positive effect is uncertain because there may be uncertainty in the specific timing of delivering necessary infrastructure due to certain issues including current funding sources.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>As a larger town, Stone has a good level of public transport provision, and therefore the location of areas of new development within the settlement boundary contributes positively to this objective.</p> <p>The settlement boundary does not improve access to local services, however it facilitates settlement growth within a larger town which provides key local services and is better served by public transport facilities.</p>
8 To reduce and prevent crime and reduce fear of crime	<p>Will it reduce actual levels of crime?</p> <p>Will it reduce the fear of crime?</p> <p>Will it promote design that</p>	0	Identification of the settlement boundary for Stone will not have an effect on crime levels or the fear of crime.

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
	discourages crime? Will it reduce social disorder?		
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	The identification of the settlement boundary for Stone indicates where new housing and employment development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes and from the operations on the employment sites, and via house and street lighting. However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	+	The identification of the settlement boundary in Stone will not directly improve access to greenspace, or high quality health facilities. However the development of new housing in line with Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Stone will contribute improving the health, safety and well-being of the community.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions? Will it utilise existing infrastructure? Will it lead to reduced	+/-	The potential for new housing and employment land to be delivered within the settlement boundary for Stone will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Stone is the second largest centre is served by bus routes to Stafford and the other villages, development will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access some jobs and services outside of the town. However, existing policies within the Plan for Stafford Borough such as Policy N2

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
	consumption of materials and resources? Will it reduce waste generation? Will it increase waste recovery and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system. Overall, the identification of the settlement boundary for Stone could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on	+/-?	The settlement boundary at Stone does not impact directly on any designated biodiversity sites. The sites which will be subject to housing development are greenfield sites, which will result in loss of the existing habitats in these locations. The housing site at Walton Hill has record of brown long eared bat, which is a BAP species. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
	designated sites?		
<p>13 To protect and conserve soil</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>	-	<p>The areas of new housing and employment land lie within the new settlement boundary and are likely to result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁵³ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore, it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost. The settlement boundary does include areas of Grade 2 land, and is likely that some land of this grade is being lost to development.</p> <p>Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	-?	<p>The development of housing and employment land will inevitably result in the consumption of water during construction and once the houses are occupied and employment uses operational.</p> <p>There is also potential to affect water quality during construction through pollution and sediment run-off and through effluent discharge once the houses are occupied and businesses operational.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>

⁵³ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
<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>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 heritage assets?</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>	<p>+/-?</p>	<p>Stone Conservation Area and the Trent and Mersey Canal Conservation Area lie within the settlement boundary however no designated landscapes or cultural heritage features will be directly affected by the new settlement boundaries. There is some potential for the new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design, Policy N8 Landscape Character and N9 Historic Environment in the Plan for Stafford Borough.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>0</p>	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. The boundary includes the Strategic Development Locations for housing and employment to the west of the town.</p> <p>The settlement boundary allows for increased local housing and employment land providing local employment opportunities. However the overall balance between local employment and commuting outside of the Borough is likely to reflect current trends and therefore it is unlikely to result in a net reduction in commuting outside of the Borough.</p>
<p>17 To ensure tolerance,</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Stone will have no effect on this</p>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities			SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective.

Appraisal matrix for Policy SB1 Eccleshall

Table A.3 Appraisal matrix for Policy SB1 Eccleshall			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Eccleshall will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Eccleshall will contribute to ensuring the survival of the existing shops within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Eccleshall will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Eccleshall will contribute to ensuring the survival of the existing shops within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	+	Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		Neighbourhood Plan (April 2015), will ensure that the existing services and facilities are supported. The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	+	Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will and will not be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015), will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Whilst the proposed extensions to the settlement boundary to the north of Eccleshall brings the village closer to the River Sow, the proposed areas for new housing do not encroach on the river's flood zones as identified by the Environment Agency. Therefore there will be no effect on the proportion of the development within the floodplain. It is noted that a small area included within the revised settlement boundary to the west of Castle Street and north of the High Street (B5026) lies within flood zone 2. This area has been included within the settlement boundary, but is not intended for development; rather it reflects a property boundary taking account of the extent of domestic garden land on the edge of the settlement. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
			change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Eccleshall itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	++	<p>Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015), will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015), will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including the Bishop Lonsdale Church of England Primary School and local shops and services such as Eccleshall Library.</p>
8 To reduce and prevent crime and reduce fear of	Will it reduce actual levels of	0	Identification of the settlement boundary for Eccleshall will not have an effect on

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
crime	crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?		crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	The identification of the settlement boundary for Eccleshall indicates where new housing development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting. However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	+?	The identification of the settlement boundary for Eccleshall will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Eccleshall will contribute improving the health, safety and well-being of the community. The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide	+/-	The potential for new housing development to be delivered within the settlement boundary for Eccleshall will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Eccleshall is served by bus routes to Stafford and other villages, development in

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>		<p>this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Eccleshall could have a mixed effect on climate change.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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</p>	<p>+/-?</p>	<p>The potential for new housing development to be delivered within the settlement boundary for Eccleshall will result in the development of some existing green field land (including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015)) and therefore loss of the existing habitats in these locations. For example, in relation to the development to the east of the village, this will include the habitat that supports the White-letter Hairstreak butterfly, a protected BAP species.</p> <p>However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.</p>

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>ecological network and seek to minimise the fragmentation of nature corridors and networks?</p> <p>Will it reduce indirect impacts on designated sites?</p>		
<p>13 To protect and conserve soil</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>	-	<p>The potential for new housing development to be delivered within the settlement boundary for Eccleshall will result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁵⁴ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land), therefore it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost. However, the data does show that the land allocated in the Eccleshall Neighbourhood Plan to the north of the village lies in Grade 4 agricultural land, whereas the land within the settlement boundary to the east of the village encompasses land classed as Grade 2.</p> <p>Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, therefore within the parcels of land for development within the settlement boundary, the Council could seek to influence the location of the housing when determining planning applications.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p>	-?	<p>The potential for new housing development to be delivered within the settlement boundary for Eccleshall will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the houses are occupied through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and</p>

⁵⁴ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>		<p>enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</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>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 heritage assets?</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>	<p>+/-?</p>	<p>No designated landscapes will be directly affected by the extended settlement boundaries. There is some potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design in the Plan for Stafford Borough.</p> <p>Part of Eccleshall Conservation Area lies within the settlement boundary, however the areas proposed for development lie outside the Conservation Area. Potential effects of new housing development on the setting of the Conservation Area are possible although uncertain, and may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015), will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Eccleshall has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to</p>

Table A.3 Appraisal matrix for Policy SB1 Eccleshall

SA Objectives	Decision-Making Criteria	SA Score	Justification
			access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The identification of the settlement boundary for Eccleshall will have no effect on this SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Eccleshall will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Eccleshall will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with existing planning permission to the east and west of the village and areas identified in the Eccleshall Parish Neighbourhood Plan (April 2015), will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Gnosall

Table A.4 Appraisal matrix for Policy SB1 Gnosall			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Gnosall will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Gnosall will contribute to ensuring the survival of the existing shops within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Gnosall will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Gnosall will contribute to ensuring the survival of the existing shops within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	+	Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will ensure that the existing services and

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		facilities are supported. The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	+	Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Whilst the proposed extension to the settlement boundary near St Lawrence Church of England Primary School increases development near the Doley Brook, none of the proposed areas for new housing encroach on the river's flood zones as identified by the Environment Agency. There will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Gnosall itself will have no effect on this SA Objective.
6 To ensure that everyone	Will it contribute to the provision	++	Identification of the settlement boundary for Gnosall will provide a clear

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>has the opportunity of a decent and affordable home</p>	<p>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>		<p>indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.</p>
<p>7 To improve opportunities for access for all to work, education, health and local services</p>	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	<p>+</p>	<p>Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including the St Lawrence Church of England Primary School, local shops and services such as the Memorial Village Hall and Grosvenor Centre and the Health Centre and Library.</p>
<p>8 To reduce and prevent crime and reduce fear of crime</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>	<p>0</p>	<p>Identification of the settlement boundary for Gnosall will not have an effect on crime levels or the fear of crime.</p>

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>9 To reduce the impact of noise and light pollution</p>	<p>Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?</p>	<p>-?</p>	<p>The identification of the settlement boundary for Gnosall indicates where new housing development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
<p>10 To improve health, safety and well-being across the whole community</p>	<p>Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?</p>	<p>+?</p>	<p>The identification of the settlement boundary for Gnosall will not improve access to high quality health facilities in the village or wider borough (although additional people may help to retain the existing health facility in Gnosall). However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Gnosall will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions? Will it utilise existing infrastructure? Will it lead to reduced consumption of materials and</p>	<p>+/-</p>	<p>The potential for new housing development to be delivered within the settlement boundary for Gnosall will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Gnosall is served by bus routes to Stafford, Telford and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and</p>

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
	resources? Will it reduce waste generation? Will it increase waste recovery and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system. Overall, the identification of the settlement boundary for Gnosall could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The potential for new housing development to be delivered within the settlement boundary for Gnosall will result in the development of some existing green field land (such as the three areas adjacent to the northern area of Gnosall with existing planning permission) and therefore loss of the existing habitats in these locations. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>13 To protect and conserve soil</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>	-	<p>The potential for new housing development to be delivered within the settlement boundary for Gnosall will result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). A large proportion of the land with planning permission for housing is Grade 2 agricultural land, resulting in a negative effect against this SA Objective. Whilst the loss of Best and Most Versatile agricultural land could be considered a significant negative effect, the SA has taken into account the spatial scale of the loss compared to the occurrence of Best and Most Versatile agricultural land in the District.</p> <p>Although Policy E2 Sustainable Rural Development of the Plan for Stafford Borough seeks to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, the areas within the settlement boundary for Gnosall have already received planning permission; therefore, this policy cannot help to mitigate the negative effect identified.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	-?	<p>The potential for new housing development to be delivered within the settlement boundary for Gnosall will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the houses are occupied through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>
<p>15 To protect, enhance and, where necessary, restore designated landscape</p>	<p>Will it protect and enhance sites features and areas of historical, archaeological and cultural value</p>	+/-?	<p>No designated landscapes will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes,</p>

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>areas and town character, scenic beauty, local distinctiveness, historic and cultural character</p>	<p>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 heritage assets?</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>		<p>historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design in the Plan for Stafford Borough.</p> <p>The Gnosall Conservation Area lies within the settlement boundary, although outside the new housing development areas. The site with planning permission adjacent to St Lawrence Church of England Primary School lies adjacent to the Conservation Area and therefore may affect its setting. However such negative effects are uncertain, and may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Gnosall has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Gnosall will have no effect on this SA Objective.</p>

Table A.4 Appraisal matrix for Policy SB1 Gnosall

SA Objectives	Decision-Making Criteria	SA Score	Justification
beliefs recognising their rights and responsibilities			
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Gnosall will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Gnosall will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Gnosall will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, such as the three areas adjacent to the northern area of Gnosall with existing planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Hixon

Table A.5 Appraisal matrix for Policy SB1 Hixon			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	0	The identification of the settlement boundary for Hixon will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Hixon will contribute to ensuring the survival of the existing shops within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	0	The identification of the settlement boundary for Hixon will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Hixon will contribute to ensuring the survival of the existing shops within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services</p>	+	Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and north of the village near Hixon Airfield RIE as well as to the north east by Chase

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		View Farm, will ensure that the existing services and facilities are supported. The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	+	Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and north of the village near Hixon Airfield RIE as well as to the north east by Chase View Farm, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Hixon. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. There are no flood risk zones or source protection zones in or around the settlement boundary of Hixon; therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Hixon itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable	Will it contribute to the provision of affordable housing which meets identified local needs?	++	Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
home	<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>		<p>north of the village near Hixon Airfield RIE as well as to the north east by Chase View Farm, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Hixon. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and north of the village near Hixon Airfield RIE as well as to the north east by Chase View Farm, will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including local shops and facilities such as the Hixon Memorial Hall and the Scout Hall.</p>
8 To reduce and prevent crime and reduce fear of crime	<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>	0	<p>Identification of the settlement boundary for Hixon will not have an effect on crime levels or the fear of crime.</p>
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution?</p>	-?	<p>The identification of the settlement boundary for Hixon indicates where new housing development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once</p>

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
	(e.g. increased traffic)?		<p>constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	<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>	+?	<p>The identification of the settlement boundary for Hixon will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Hixon will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
11 To reduce societal contributions to climate change	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery</p>	+/-	<p>The potential for new housing development to be delivered within the settlement boundary for Hixon will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Hixon is served by bus routes to Stafford and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a</p>

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
	and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		sustainable transport system. Overall, the identification of the settlement boundary for Hixon could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The potential for new housing development to be delivered within the settlement boundary for Hixon will result in the development of some existing green field land (including two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE) and therefore loss of the existing habitats in these locations. For example, the land to the north of the village with planning permission for 12 houses contains a record for Brown Long-eared Bat, a protected BAP species. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.
13 To protect and conserve soil	Will it result in the protection/retention of the Best	-?	The potential for new housing development to be delivered within the settlement boundary for Hixon may result in the loss of Best and Most Versatile agricultural

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>and Most Versatile agricultural land (Grades 1-3a)?</p> <p>Will it minimise and seek to reclaim derelict and contaminated land?</p>		<p>land (Grades 1-3a) as the entire settlement boundary area lies within Grade 3 agricultural land. The information available⁵⁵ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore, it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost.</p> <p>Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, therefore within the parcels of land for development within the settlement boundary, the Council could seek to influence the location of the housing when determining planning applications.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	<p>-?</p>	<p>The potential for new housing development to be delivered within the settlement boundary for Hixon will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the houses are occupied through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>
<p>15 To protect, enhance and, where necessary, restore designated landscape areas and town character,</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>+/-?</p>	<p>No designated landscapes or historic assets will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of the landscape and townscape, historic assets and the built environment. However,</p>

⁵⁵ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>scenic beauty, local distinctiveness, historic and cultural character</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 heritage assets?</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>		<p>positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design in the Plan for Stafford Borough.</p> <p>Potential negative effects of new housing development on the quality and character of the landscape and townscape are possible although uncertain, and may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and north of the village near Hixon Airfield RIE as well as to the north east by Chase View Farm, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Hixon has some facilities and job opportunities, these are very limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Hixon will have no effect on this SA Objective.</p>

Table A.5 Appraisal matrix for Policy SB1 Hixon

SA Objectives	Decision-Making Criteria	SA Score	Justification
beliefs recognising their rights and responsibilities			
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Hixon will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Hixon will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Hixon will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission to the west and north of the village near Hixon Airfield RIE as well as to the north east by Chase View Farm, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Great Haywood

Table A.6 Appraisal matrix for Policy SB1 Great Haywood			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	0	<p>The identification of the settlement boundary for Great Haywood will not in itself create employment in the village or wider borough. The policy will not provide the mixed use scheme which was previously considered, which would have resulted in housing, a new health centre and enhanced recreation and sports provision to the north of Great Haywood. Without the mixed use scheme, there will be no effect on this SA objective given that no new employment opportunities will result from the development supported by this policy.</p> <p>In general, additional housing in Key Service Villages such as Great Haywood will however contribute to ensuring the survival of the existing shops within the village and therefore maintenance of the associated job opportunities.</p>
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	0	<p>The identification of the settlement boundary for Great Haywood will not in itself create employment in the village or wider borough. The policy will not provide the mixed use scheme which was previously considered, which would have resulted in housing, a new health centre and enhanced recreation and sports provision to the north of Great Haywood. Without the mixed use scheme, there will be no effect on this SA objective given that the policy will not result in development which might support local economic growth.</p> <p>In general, additional housing in Key Service Villages such as Great Haywood will however contribute to ensuring the survival of the existing shops within the village and therefore maintain the associated job opportunities and inward investment that this encourages.</p>
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services and</p>	+	<p>Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	facilities? Will it contribute to a quality built environment?		southern western edges of the boundary, will ensure that the existing services and facilities are supported. As this policy will help to support a high level of new homes in the Borough it is considered to result in a positive effect on this SA objective. The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	+	Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and southern western edges of the boundary, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. The policy may also result in the provision of affordable housing on the existing settlement edge of Great Haywood which will contribute positively to meeting local requirements. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Great Haywood. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need. A positive effect on this SA objective is therefore likely for the identification of the settlement boundary for Great Haywood.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Whilst the settlement lies at the confluence of the River Sow and River Trent, no part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
			Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Great Haywood itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	++	<p>Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and southern western edges of the boundary, will contribute to ensuring that everyone has the opportunity of a decent and affordable home. Space for additional housing is provided for within the settlement boundary identified for Great Haywood, resulting in significant positive effects being identified under both scenarios.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Great Haywood. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and southern western edges of the boundary, will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including the Hazeldene House Surgery, St John’s Church of England Primary School and local shops and facilities such as the Great Haywood Sports and Social Club.</p> <p>Although the policy will not provide new health care facilities or enhanced recreation provision, a positive effect is still considered likely on this SA objective.</p>
8 To reduce and prevent	Will it reduce actual levels of	0	Identification of the settlement boundary for Great Haywood will not have an

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
crime and reduce fear of crime	crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?		effect on crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	<p>The identification of the settlement boundary for Great Haywood indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting although this negative impact is expected to be reduced in comparison to that which might occur from mixed use or industrial development.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	+?	<p>The identification of the settlement boundary for Great Haywood will not in itself improve access to high quality health facilities in the village or wider borough and it is also recognised that the development which is proposed within the settlement boundary is limited to residential which will not immediately benefit residents in terms of access to healthcare facilities.</p> <p>In addition, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Great Haywood will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>	<p>+/-</p>	<p>uncertain.</p> <p>The potential for new housing to be delivered within the settlement boundary for Great Haywood will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Great Haywood is served by bus routes to Stafford, Rugeley and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Great Haywood could have a mixed effect on climate change.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</p> <p>Will it conserve and enhance nationally significant species and</p>	<p>+/-?</p>	<p>The potential for new housing to be delivered within the settlement boundary for Great Haywood will result in the development of some existing green field land (including three areas with existing planning permission: two areas towards the eastern edge by the A51 and one further area by Butts Farm towards the south western edge) and therefore loss of the existing habitats in these locations. For example, the land with planning permission to the east of the village adjacent to the A51 contains records for Great Crested Newt, Northern Lapwing and House Martin, all protected BAP species.</p> <p>However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
	habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?		potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.
13 To protect and conserve soil	Will it result in the protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?	-	The potential for new housing to be delivered within the settlement boundary for Great Haywood may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a) as the entire settlement boundary area lies within Grade 3 agricultural land. The information available ⁵⁶ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore, it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost. Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, therefore within the parcels of land for development within the settlement boundary, the Council could seek to influence the location of the housing when determining planning applications.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage	-?	The potential for new housing to be delivered within the settlement boundary for Great Haywood will inevitably result in the consumption of water during construction and once the developments are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent. However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and

⁵⁶ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
	infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?		safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects of the identified settlement boundary for Great Haywood uncertain.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and townscapes? Will it help to conserve historic buildings through sensitive adaptation and re-use? Will it lead to the retention and enhancement of heritage assets? Will it lead to reduced pressure on the cultural heritage (e.g. archaeology)? Will it contribute to a quality built environment?	-?	Whilst the settlement boundary for Great Haywood does not encompass a designated landscape, the Cannock Chase Area of Outstanding Natural Beauty (AONB) lies to the west, immediately adjacent to the settlement boundary along Main Road. As such, there is the potential for new development proposals within the settlement boundary under either option to affect the setting of the AONB and potentially its special qualities. However, such effects could be mitigated through good, sensitive design as required by Policy N1 Design in the Plan for Stafford Borough. In addition to the AONB, the setting of the Great Haywood and Shugborough Conservation Area (which incorporates part of the western portion of Great Haywood and continues to the west) and Shugborough Registered Park and Garden (to the west of the area encompassed by the settlement boundary) may also be adversely affected by new development in Great Haywood. The settlement boundary also contains a number of Listed Buildings including the Roman Catholic Church of St John the Baptist, the Church of St Stephen and Great Haywood Post Office which are located towards the central area and western edge of Great Haywood. New development also has the potential to be detrimental to the setting of these heritage assets. These effects may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough. Overall, adverse effects on the AONB, Conservation Area, Registered Park and Garden and a number of Listed Buildings are possible although uncertain.
16 To create a sense of community identity and belonging	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to	+/-?	Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and southern western edges of the boundary, will ensure that the existing services

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
	work outside the Borough?		<p>and facilities are supported, resulting in a positive effect in relation to this SA objective.</p> <p>Although Great Haywood has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The identification of the settlement boundary for Great Haywood will have no effect on this SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Great Haywood will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Great Haywood will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permissions which are expected to provide 198 new residential properties along the eastern and south-western edges of the boundary, will ensure that the existing services and facilities are supported, resulting in a positive effect in relation to this SA

Table A.6 Appraisal matrix for Policy SB1 Great Haywood

SA Objectives	Decision-Making Criteria	SA Score	Justification
			objective.

Appraisal matrix for Policy SB1 Little Haywood / Colwich

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Little Haywood / Colwich will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Little Haywood / Colwich will contribute to ensuring the survival of the existing shops within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Little Haywood / Colwich will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Little Haywood / Colwich will contribute to ensuring the survival of the existing shops within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	+	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will ensure that the existing services and facilities are supported.

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	0	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Little Haywood. However, the additional housing within Little Haywood falls below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a negligible effect in relation to this SA objective.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Whilst the settlement lies close to the River Trent, no part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Little Haywood / Colwich itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable	Will it contribute to the provision of affordable housing which meets identified local needs?	+	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will contribute to

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
home	<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>		<p>ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Little Haywood. However, the additional housing within Little Haywood falls below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a minor positive effect in relation to this SA objective.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Colwich Church of England Primary School and local shops in Little Haywood.</p>
8 To reduce and prevent crime and reduce fear of crime	<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>	0	<p>Identification of the settlement boundary for Little Haywood / Colwich will not have an effect on crime levels or the fear of crime.</p>
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution?</p>	-?	<p>The identification of the settlement boundary for Little Haywood / Colwich indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction.</p>

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
	(e.g. increased traffic)?		<p>Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	<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>	+?	<p>The identification of the settlement boundary for Little Haywood / Colwich will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Little Haywood / Colwich will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
11 To reduce societal contributions to climate change	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery</p>	+/-	<p>The potential for new housing to be delivered within the settlement boundary for Little Haywood / Colwich will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Little Haywood / Colwich is served by bus routes to Stafford and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a</p>

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
	and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		sustainable transport system. Overall, the identification of the settlement boundary for Little Haywood / Colwich could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The potential for new housing to be delivered within the settlement boundary for Little Haywood / Colwich will result in the development of existing green field land and therefore loss of the existing habitats in these locations. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.
13 To protect and conserve	Will it result in the	-?	The potential for new housing development to be delivered within the settlement

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
soil	<p>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>		<p>boundary for Little Haywood / Colwich may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁵⁷ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore it is difficult to ascertain whether Best and Most Versatile agricultural land will be lost and if so the proportion. As a result, the potential minor negative effect in relation to this SA Objective is uncertain.</p> <p>Although Policy E2 Sustainable Rural Development of the Plan for Stafford Borough seeks to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, the area identified within the settlement boundary for Little Haywood has already received planning permission; therefore, this policy cannot help to mitigate the negative effect identified.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	-?	<p>The potential for new housing to be delivered within the settlement boundary for Little Haywood / Colwich will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>
<p>15 To protect, enhance and, where necessary, restore</p>	<p>Will it protect and enhance sites features and areas of historical,</p>	-?	<p>Whilst the settlement boundary for Little Haywood / Colwich does not encompass a designated landscape, the Cannock Chase Area of Outstanding Natural Beauty</p>

⁵⁷ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and townscapes? Will it help to conserve historic buildings through sensitive adaptation and re-use? Will it lead to the retention and enhancement of heritage assets? Will it lead to reduced pressure on the cultural heritage (e.g. archaeology)? Will it contribute to a quality built environment?		(AONB) lies to the west, immediately adjacent to the settlement boundary along Main Road. As such, there is the potential for new development proposals within the settlement boundary to affect the setting of the AONB and potentially its special qualities. However, such effects could be mitigated through good, sensitive design as required by Policy N1 Design in the Plan for Stafford Borough. In addition to the AONB, the setting of the Colwich and Little Haywood Conservation Area and Shugborough Registered Park and Garden may also be adversely affected by new development in Little Haywood. These effects may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough. Overall, adverse effects on the AONB, Conservation Area and Registered Park and Garden are possible although uncertain.
16 To create a sense of community identity and belonging	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	+/-?	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective. Although Little Haywood /Colwich has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their	Will it improve ethnic relations?	0	The identification of the settlement boundary for Little Haywood / Colwich will have no effect on this SA Objective.

Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich

SA Objectives	Decision-Making Criteria	SA Score	Justification
rights and responsibilities			
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Little Haywood / Colwich will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Little Haywood / Colwich will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Little Haywood / Colwich will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing at the northern tip of Little Haywood will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Haughton

Table A.8 Appraisal matrix for Policy SB1 Haughton			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Haughton will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Haughton will contribute to ensuring the survival of the existing shop and school within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Haughton will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Haughton will contribute to ensuring the survival of the existing shop and school within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	+	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will ensure that the existing services and facilities are supported.

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	0	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing in Haughton. However, the additional housing within Haughton falls below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a negligible effect in relation to this SA objective.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. No part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Haughton itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	Will it contribute to the provision of affordable housing which meets identified local needs? Will it contribute to a mix of	+	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will contribute to ensuring that everyone has the opportunity of a decent and affordable home.

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
	housing types? Will it reduce homelessness? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of vacant properties?		The housing site with planning permission falls below the 12 dwelling threshold requiring 30% affordable housing, therefore the identification of a settlement boundary does not contribute to this objective. Overall, this policy is judged to have a minor positive effect in relation to this SA objective.
7 To improve opportunities for access for all to work, education, health and local services	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?	+	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Haughton St Giles Church of England Primary School, Haughton Village hall and the local shop.
8 To reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?	0	Identification of the settlement boundary for Haughton will not have an effect on crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	The identification of the settlement boundary for Haughton indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
			<p>in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
<p>10 To improve health, safety and well-being across the whole community</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>	<p>+?</p>	<p>The identification of the settlement boundary for Haughton will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Haughton will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p>	<p>+/-</p>	<p>The potential for new housing to be delivered within the settlement boundary for Haughton will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Haughton is served by bus routes to Stafford, Telford and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p>

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>		Overall, the identification of the settlement boundary for Haughton could have a mixed effect on climate change.
12 To protect and enhance biodiversity	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>	+/-?	<p>The potential for new housing to be delivered within the settlement boundary for Haughton will result in the development of existing green field land and therefore loss of the existing habitats in these locations.</p> <p>However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.</p>
13 To protect and conserve soil	<p>Will it result in the protection/retention of the Best and Most Versatile agricultural</p>	-?	<p>The potential for new housing development to be delivered within the settlement boundary for Haughton may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁵⁸ does not sub-divide</p>

⁵⁸ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>land (Grades 1-3a)?</p> <p>Will it minimise and seek to reclaim derelict and contaminated land?</p>		<p>Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore it is difficult to ascertain whether Best and Most Versatile agricultural land will be lost and if so the proportion. As a result, the potential minor negative effect in relation to this SA Objective is uncertain.</p> <p>Although Policy E2 Sustainable Rural Development of the Plan for Stafford Borough seeks to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, the area within the settlement boundary for Haughton has already received planning permission; therefore, this policy cannot help to mitigate the negative effect identified.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	<p>-?</p>	<p>The potential for new housing to be delivered within the settlement boundary for Haughton will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</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>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</p>	<p>+/-</p>	<p>No designated landscapes will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscape, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p>

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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 heritage assets?</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>		
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Haughton has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Haughton will have no effect on this SA Objective.</p>
<p>18 To ensure that all individuals and groups in society have the</p>	<p>Will it increase the ability of people to influence decisions?</p>	<p>0</p>	<p>The identification of the settlement boundary for Haughton will have no effect on this SA Objective.</p>

Table A.8 Appraisal matrix for Policy SB1 Haughton

SA Objectives	Decision-Making Criteria	SA Score	Justification
opportunity to effectively engage in issues relating to their community			
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Haughton will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Haughton will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing adjacent to the school will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Weston

Table A.9 Appraisal matrix for Policy SB1 Weston			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	0	New housing can support existing community facilities such as St Andrew's Church of England Primary School and Weston Village Hall, and therefore help to sustain the vitality and viability of the village. As no additional housing is planned for Weston and therefore this potential positive effect will not be

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		realised. As such, there will be no effect in relation to this SA Objective.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	?	No additional housing is planned for Weston. However, it may be possible for new housing to occur through infill development at windfall housing sites which could lead to the provision of a mix of housing which might include affordable housing to meet local requirements. As such the effect on this SA objective is uncertain.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	No additional housing is planned for Weston; therefore the settlement boundary remains unchanged. With no development planned, there will be no effect in relation to this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	Will it contribute to the provision of affordable housing which meets identified local needs? Will it contribute to a mix of housing types? Will it reduce homelessness? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of	?	No additional housing is planned for Weston through this policy. However, it may be possible for new housing to occur through infill development at windfall housing sites which could lead to for the provision of housing in the area. As such the effect on this SA objective is uncertain.

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	vacant properties?		
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	0	New housing can support existing community facilities and therefore help to protect existing key services and facilities. However, this potential minor effect has been noted under SA Objective 3. The identification of the settlement boundary will have no effect on the remaining decision-making criteria for this SA Objective; therefore an overall score of no effect has been given.
8 To reduce and prevent crime and reduce fear of crime	<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>	0	Identification of the settlement boundary for Weston will not have an effect on crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.
10 To improve health, safety and well-being across the whole community	<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>	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?		
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions? Will it utilise existing infrastructure? Will it lead to reduced consumption of materials and resources? Will it reduce waste generation? Will it increase waste recovery and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?		
13 To protect and conserve soil	Will it result in the protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?	+?	The information available for Best and Most Versatile agricultural land (Grades 1-3a) ⁵⁹ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore it is difficult to ascertain whether Best and Most Versatile agricultural land will be protected by the settlement boundary for Weston excluding any new land for housing. As a result, the potential positive negative effect in relation to this SA Objective is uncertain.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.

⁵⁹ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?		
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and townscapes? Will it help to conserve historic buildings through sensitive adaptation and re-use? Will it lead to the retention and enhancement of heritage assets? Will it lead to reduced pressure on the cultural heritage (e.g. archaeology)? Will it contribute to a quality built environment?	+	No additional housing is planned for Weston, therefore the character of the village, the Trent and Mersey Canal Conservation Area and Listed Buildings within Weston e.g. St Andrew’s Church will be protected from potential negative effects that may arise from new housing development in the village. As such the identification of the settlement boundary is judge to have a minor positive effect in relation to this SA Objective.
16 To create a sense of community identity and belonging	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.
17 To ensure tolerance,	Will it improve ethnic relations?	0	The identification of the settlement boundary for Weston will have no effect on

Table A.9 Appraisal matrix for Policy SB1 Weston

SA Objectives	Decision-Making Criteria	SA Score	Justification
respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities			this SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Weston will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Weston will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.

Appraisal matrix for Policy SB1 Woodseaves

Table A.10 Appraisal matrix for Policy SB1 Woodseaves			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Woodseaves will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Woodseaves will contribute to ensuring the survival of the existing post office and school within the village and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Woodseaves will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Woodseaves will contribute to ensuring the survival of the existing post office and school within the village and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses?	+	Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission, will

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	<p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>		<p>ensure that the existing services and facilities are supported.</p> <p>The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.</p>
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	0	<p>Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Woodseaves. The three areas with existing planning permission fall below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a negligible effect in relation to this SA objective.</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.	<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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	0	<p>Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. No part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain.</p> <p>Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.</p> <p>Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Woodseaves itself will have no effect on this SA Objective.</p>
6 To ensure that everyone has the opportunity of a	Will it contribute to the provision of affordable housing which	+	Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
decent and affordable home	<p>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>		<p>land for housing, including three areas with existing planning permission, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Woodseaves. The three areas with existing planning permission fall below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a minor positive effect in relation to this SA objective.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission, will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Woodseaves Church of England Primary School and the local post office.</p>
8 To reduce and prevent crime and reduce fear of crime	<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>	0	<p>Identification of the settlement boundary for Woodseaves will not have an effect on crime levels or the fear of crime.</p>
9 To reduce the impact of	<p>Will it reduce direct pollution?</p>	-?	<p>The identification of the settlement boundary for Woodseaves indicates where new housing will be acceptable. Such new development will have a negative</p>

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
noise and light pollution	Will it reduce indirect pollution (e.g. increased traffic)?		<p>effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	<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>	+?	<p>The identification of the settlement boundary for Woodseaves will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Woodseaves will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
11 To reduce societal contributions to climate change	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery</p>	+/-	<p>The potential for new housing to be delivered within the settlement boundary for Woodseaves will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Woodseaves is served by bus routes to Stafford and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a</p>

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
	and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		sustainable transport system. Overall, the identification of the settlement boundary for Woodseaves could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The potential for new housing to be delivered within the settlement boundary for Woodseaves will result in the development of existing green field land and therefore loss of the existing habitats in these locations. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.
13 To protect and conserve	Will it result in the	-?	The potential for new housing development to be delivered within the settlement

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
soil	<p>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>		<p>boundary for Woodseaves may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁶⁰ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore it is difficult to ascertain whether Best and Most Versatile agricultural land will be lost and if so the proportion. As a result, the potential minor negative effect in relation to this SA Objective is uncertain.</p> <p>Although Policy E2 Sustainable Rural Development of the Plan for Stafford Borough seeks to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, the areas within the settlement boundary for Woodseaves have already received planning permission; therefore, this policy cannot help to mitigate the negative effect identified.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	-?	<p>The potential for new housing to be delivered within the settlement boundary for Woodseaves will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent. This is particularly pertinent in relation to the southernmost area with planning permission for housing as it lies within a groundwater source protection zone (Zone 3).</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>
<p>15 To protect, enhance and, where necessary, restore designated landscape</p>	<p>Will it protect and enhance sites features and areas of historical, archaeological and cultural value</p>	+/-?	<p>No designated landscapes will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes,</p>

⁶⁰ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>areas and town character, scenic beauty, local distinctiveness, historic and cultural character</p>	<p>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 heritage assets?</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>		<p>historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p> <p>A Listed heritage asset, a milepost, lies close to the southern tip of the central area with planning permission, therefore there is potential to affect the setting of this Listed asset. However, any new development would have to comply with Policy N1 Design in the Plan for Stafford Borough, which would help mitigate this potential effect. Overall the effect is considered to be mixed and uncertain.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Woodseaves has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Woodseaves will have no effect on this SA Objective.</p>

Table A.10 Appraisal matrix for Policy SB1 Woodseaves

SA Objectives	Decision-Making Criteria	SA Score	Justification
rights and responsibilities			
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Woodseaves will have no effect on this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Woodseaves will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Woodseaves will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including three areas with existing planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Barlaston

Table A.11 Appraisal matrix for Policy SB1 Barlaston			
SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>1 To create high, stable and equitable levels of employment</p>	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	0	<p>The identification of the settlement boundary for Barlaston will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Barlaston will contribute to ensuring the survival of the existing village shops and facilities such as the library and primary school and therefore maintenance of the associated job opportunities.</p>
<p>2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues</p>	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	0	<p>The identification of the settlement boundary for Barlaston will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Barlaston will contribute to ensuring the survival of the existing shops and facilities such as the library and primary school and therefore maintain the associated job opportunities and inward investment that this encourages.</p>
<p>3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their</p>	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services</p>	+	<p>Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will ensure that the existing services and facilities are supported.</p>

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	0	Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Barlaston. The two areas with planning permission fall below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a negligible effect in relation to this SA objective.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. No part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards. Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Barlaston itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	Will it contribute to the provision of affordable housing which meets identified local needs? Will it contribute to a mix of	+	Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	housing types? Will it reduce homelessness? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of vacant properties?		Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Barlaston. The two areas with planning permission fall below the 12 home threshold, therefore there is no requirement for affordable housing. Overall, this policy is judged to have a minor positive effect in relation to this SA objective.
7 To improve opportunities for access for all to work, education, health and local services	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?	+	Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Barlaston Church of England Primary School, the village hall and library, and the local shops.
8 To reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?	0	Identification of the settlement boundary for Barlaston will not have an effect on crime levels or the fear of crime.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	-?	The identification of the settlement boundary for Barlaston indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
			<p>in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
<p>10 To improve health, safety and well-being across the whole community</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>	<p>+?</p>	<p>The identification of the settlement boundary for Barlaston will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Barlaston will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p>	<p>+/-</p>	<p>The potential for new housing to be delivered within the settlement boundary for Barlaston will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Barlaston is served by bus routes to Stoke, Stone and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p>

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		Overall, the identification of the settlement boundary for Barlaston could have a mixed effect on climate change.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The potential for new housing to be delivered within the settlement boundary for Barlaston will result in the development of existing green field land and therefore loss of the existing habitats in these locations. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.
13 To protect and conserve soil	Will it result in the protection/retention of the Best and Most Versatile agricultural	-?	The potential for new housing development to be delivered within the settlement boundary for Barlaston may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available ⁶¹ does not sub-divide

⁶¹ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?		Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore it is difficult to ascertain whether Best and Most Versatile agricultural land will be lost and if so the proportion. As a result, the potential minor negative effect in relation to this SA Objective is uncertain. Although Policy E2 Sustainable Rural Development of the Plan for Stafford Borough seeks to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land, the areas within the settlement boundary for Barlaston have already received planning permission; therefore, this policy cannot help to mitigate the negative effect identified.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?	-?	The potential for new housing to be delivered within the settlement boundary for Barlaston will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent. However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and	+/-?	No designated landscapes will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscape, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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 heritage assets?</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>		
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Barlaston has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Barlaston will have no effect on this SA Objective.</p>
<p>18 To ensure that all individuals and groups in society have the</p>	<p>Will it increase the ability of people to influence decisions?</p>	<p>0</p>	<p>The identification of the settlement boundary for Barlaston will have no effect on this SA Objective.</p>

Table A.11 Appraisal matrix for Policy SB1 Barlaston

SA Objectives	Decision-Making Criteria	SA Score	Justification
opportunity to effectively engage in issues relating to their community			
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Barlaston will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Barlaston will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including two areas with planning permission, will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Tittensor

Table A.12 Appraisal matrix for Policy SB1 Tittensor			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Tittensor will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Tittensor will contribute to ensuring the survival of the post office and facilities such as the village hall and bowling club and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Tittensor will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Tittensor will contribute to ensuring the survival of the post office and facilities such as the village hall and bowling club and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses? Will it support existing services	+	The Key Service Village of Tittensor is wholly surrounded by the North Staffordshire Green Belt, which restricts the acceptability of (and thus scope for) residential proposals in this location. As such, the only area of new housing identified is an area of brownfield land adjacent to the A34, which previously

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		comprised the village pub. This area has planning permission for 11 houses. Allocation of this additional land for housing will ensure that the existing services and facilities are supported. The boundary also encompasses Tittensor First School and its inclusion within the settlement should help to protect this community facility and potentially also help to facilitate any expansion required in the future to accommodate any increase in local education provision. The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	0	The Key Service Village of Tittensor is wholly surrounded by the North Staffordshire Green Belt, which restricts the acceptability of (and thus scope for) residential proposals in this location. As such, the only area of new housing identified is an area of brownfield land adjacent to the A34, which previously comprised the village pub. This area has planning permission for 11 houses. Allocation of this additional land for housing will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Tittensor. The planning application for the site at Tittensor is for 11 houses, therefore there is no requirement for some to be affordable. Overall, this policy is judged to have a negligible effect in relation to this SA objective.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	Identification of the settlement boundary for Tittensor will provide a clear indication of where new development will be acceptable. No part of the settlement boundary lies within the flood zones as identified by the Environment Agency, therefore there will be no effect on the proportion of the development within the floodplain. Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
			Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Tittensor itself will have no effect on this SA Objective.
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	+	<p>Identification of the settlement boundary for Tittensor will provide a clear indication of where new development will be acceptable. Inclusion of the additional land for housing with planning permission adjacent to the A34 will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Tittensor. The planning application for the site at Tittensor is for 11 houses, therefore there is no requirement for some to be affordable. As such, a minor positive effect has been concluded in relation to this SA objective.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Tittensor will provide a clear indication of where new development will be acceptable. The boundary encompasses Tittensor First School and its inclusion within the settlement should help to protect this community facility and potentially also help to facilitate any expansion required in the future to accommodate any increase in local education provision. Inclusion of the additional land for housing with planning permission adjacent to the A34 will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Tittensor village hall and bowling club, and the village post office.</p>
8 To reduce and prevent crime and reduce fear of crime	<p>Will it reduce actual levels of crime?</p> <p>Will it reduce the fear of crime?</p>	0	<p>Identification of the settlement boundary for Tittensor will not have an effect on crime levels or the fear of crime.</p>

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	-?	<p>The identification of the settlement boundary for Tittensor indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	<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>	+?	<p>The identification of the settlement boundary for Tittensor will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing within Tittensor will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
11 To reduce societal contributions to climate change	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p>	+/-	<p>The potential for new housing to be delivered within the settlement boundary for Tittensor will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Tittensor is served by bus routes to Stoke, Stone and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p>

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>		<p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Tittensor could have a mixed effect on climate change.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on</p>	<p>+</p>	<p>The area allocated for housing within the settlement boundary for Tittensor is located on brownfield land, currently the site of a closed public house, car park and amenity grassland. Policy N4 The Natural Environment & Green Infrastructure provides for the Borough’s natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should lead to potential positive effects and achieve some benefits for biodiversity; overall the effects are considered to be positive for biodiversity within the village.</p>

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
	designated sites?		
13 To protect and conserve soil	<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>	+	The area allocated for housing within the settlement boundary for Tittensor is located on brownfield land, currently the site of a closed public house, car park and amenity grassland. The allocation of this land for housing will reclaim derelict land and therefore lead to a positive effect in relation to this SA Objective.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	-?	<p>New housing within the settlement boundary for Tittensor will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.</p>
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	<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</p>	+/-?	<p>No designated landscapes will be directly affected by the settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p> <p>Whilst Trentham Conservation Area and Trentham Gardens Registered Park and</p>

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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 heritage assets?</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>		<p>Garden lie within 100m of the area allocated for housing, the topography and intervening existing housing indicates that inter-visibility would be limited.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+/-?</p>	<p>Identification of the settlement boundary for Tittensor will provide a clear indication of where new development will be acceptable. Inclusion of the additional land for housing with planning permission adjacent to the A34 will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.</p> <p>Although Tittensor has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The identification of the settlement boundary for Tittensor will have no effect on this SA Objective.</p>
<p>18 To ensure that all individuals and groups in</p>	<p>Will it increase the ability of</p>	<p>0</p>	<p>The identification of the settlement boundary for Tittensor will have no effect on</p>

Table A.12 Appraisal matrix for Policy SB1 Tittensor

SA Objectives	Decision-Making Criteria	SA Score	Justification
society have the opportunity to effectively engage in issues relating to their community	people to influence decisions?		this SA Objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Tittensor will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Tittensor will provide a clear indication of where new development will be acceptable. Inclusion of the additional land for housing with planning permission adjacent to the A34 will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective.

Appraisal matrix for Policy SB1 Yarnfield

Table A.13 Appraisal matrix for Policy SB1 Yarnfield			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	The identification of the settlement boundary for Yarnfield will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Yarnfield will contribute to ensuring the survival of the existing village shops and facilities such as the library and primary school and therefore maintenance of the associated job opportunities.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The identification of the settlement boundary for Yarnfield will not create employment in the village or wider borough, therefore the policy is judged to have no effect in relation to this SA Objective. However, additional housing in Key Service Villages such as Yarnfield will contribute to ensuring the survival of the post office and facilities such as Springfields First School and the village hall and therefore maintain the associated job opportunities and inward investment that this encourages.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	Will it make Stafford Borough more attractive to potential visitors and businesses?	+	Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will ensure that the existing services and facilities are supported. There are two such areas in Yarnfield, a small site with planning permission to

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	<p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>		<p>the south of the village and the much larger site of the former British Telecom Technical College, also with planning permission for housing.</p> <p>The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.</p>
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	+	<p>Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. There are two such areas in Yarnfield, a small site with planning permission to the south of the village and the much larger site of the former British Telecom Technical College, also with planning permission for housing.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Yarnfield. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local 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.	<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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	0	<p>Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. The settlement boundary includes areas that lie within flood zones 2 and 3 as identified by the Environment Agency, however neither of the two areas identified for additional housing fall within these areas. As such, there will be no effect on the proportion of the development within the floodplain.</p> <p>Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough will help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.</p> <p>Taking into account the policies contained within the Plan for Stafford Borough, the identification of the settlement boundary for Yarnfield itself will have no effect on this SA Objective.</p>

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	++	<p>Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will contribute to ensuring that everyone has the opportunity of a decent and affordable home. There are two such areas in Yarnfield, a small site with planning permission to the south of the village and the much larger site of the former British Telecom Technical College, also with planning permission for housing.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 40% or more of developments of 12 dwellings or more to be affordable housing in Yarnfield. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need.</p>
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will ensure that the existing key services and facilities are supported and remain accessible in the surrounding rural area, including Springfields First School, the village post office and Yarnfield Village Hall.</p>
8 To reduce and prevent crime and reduce fear of crime	<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>	0	<p>Identification of the settlement boundary for Yarnfield will not have an effect on crime levels or the fear of crime.</p>

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	-?	<p>The identification of the settlement boundary for Yarnfield indicates where new housing will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative.</p>
10 To improve health, safety and well-being across the whole community	<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>	+?	<p>The identification of the settlement boundary for Yarnfield will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment & Green Infrastructure requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Yarnfield will contribute improving the health, safety and well-being of the community.</p> <p>The addition of new housing in line with Policy N4 may have positive effects through the provision of green spaces and sustainable transport, however the measures incorporated into development is unknown and therefore the effect is uncertain.</p>
11 To reduce societal contributions to climate change	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p>	+/-	<p>The potential for new housing to be delivered within the settlement boundary for Yarnfield will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Yarnfield is served by bus routes to Stoke, Stone and other villages, development in this and other Key Service Villages will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access jobs and services outside of the villages.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through</p>

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>		<p>new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Yarnfield could have a mixed effect on climate change.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>	<p>+</p>	<p>The areas allocated for housing within the settlement boundary for Yarnfield are both brownfield sites; the larger of the two comprises the site of the former British Telecom Technical College.</p> <p>Policy N4 The Natural Environment & Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing will need to adhere to this policy, which should lead to potential positive effects and achieve some benefits for biodiversity; overall the effects are considered to be positive for biodiversity within the village.</p>
<p>13 To protect and conserve</p>	<p>Will it result in the</p>	<p>+</p>	<p>The area allocated for housing within the settlement boundary for Yarnfield is</p>

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
soil	protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?		located on brownfield land. The allocation of this land for housing will reclaim derelict land and therefore lead to a positive effect in relation to this SA Objective.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?	-?	The potential for new housing to be delivered within the settlement boundary for Yarnfield will inevitably result in the consumption of water during construction and once the houses are occupied. There is also potential to affect water quality during construction through pollution and sediment run-off and once the buildings are complete through effluent. However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential negative effects for water quality, therefore the effects are uncertain.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and townscapes? Will it help to conserve historic buildings through sensitive	+/-?	No designated landscapes will be directly affected by the extended settlement boundary. There is potential for new housing development within the settlement boundary to affect the quality and character of landscapes and townscapes, historic assets and the built environment. However, positive effects could be achieved through good design, and any new development would have to comply with Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
	adaptation and re-use? Will it lead to the retention and enhancement of heritage assets? Will it lead to reduced pressure on the cultural heritage (e.g. archaeology)? Will it contribute to a quality built environment?		
16 To create a sense of community identity and belonging	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	+/-?	Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective. Although Yarnfield has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to drive to access jobs and services elsewhere, which could be located outside the Borough. This will not achieve a net reduction in the number of people commuting to work outside the Borough and therefore result in a potential negative effect on this SA Objective; however this potential effect is uncertain.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The identification of the settlement boundary for Yarnfield will have no effect on this SA Objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Yarnfield will have no effect on this SA Objective.

Table A.13 Appraisal matrix for Policy SB1 Yarnfield

SA Objectives	Decision-Making Criteria	SA Score	Justification
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Yarnfield will have no effect on this SA Objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Identification of the settlement boundary for Yarnfield will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing will ensure that the existing services and facilities are supported. By providing a base for community activities, there could be a positive effect on this SA Objective. There are two areas identified for housing in Yarnfield, a small site with planning permission to the south of the village and the much larger site of the former British Telecom Technical College, also with planning permission for housing.

Appraisal matrix for Policy SB2 Protected Social and Community Facilities

The policy approach is to restrict the change of use of identified existing community facilities within the settlements.

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	0	Supporting community facilities within each settlement will support some level of employment, but does not contribute a significant positive effect.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	0	The policy supports local service provision but has no significant effect in relation to economic diversity and competitiveness.
3 To sustain the vitality and viability of Stafford Borough's towns and	Will it make Stafford Borough more attractive to potential	++	The protection of community facilities makes a strong positive contribution to the vitality and viability of Stafford Borough's towns, villages and communities. Although the Plan does not specifically designate the community facilities in the

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
villages, and their communities	visitors and businesses? Will it support existing services and facilities? Will it contribute to a quality built environment?		Borough to be protected it requires that any change of for an existing facility is supported by evidence that the facility is no longer required. As such it supports the protection of existing and the provision of new services within the villages and towns close to where people live.
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	0	The protection of community facilities encourages a local focus for access to services, and makes some contribution to supporting existing local employment at a very minor level. It does not directly increase employment opportunities or contribute to affordable housing.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	The policy potentially reduces the need to travel by providing local services, particularly in relation to rural villages, but it doesn't significantly reduce vulnerability to climate change.
6 To ensure that everyone has the opportunity of a decent and affordable home	Will it contribute to the provision of affordable housing which meets identified local needs? Will it contribute to a mix of housing types? Will it reduce homelessness? Will it increase the range and affordability of housing for all	0	The policy does not address housing provision.

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
	social groups? Will it reduce the number of vacant properties?		
7 To improve opportunities for access for all to work, education, health and local services	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?	++	The policy protects existing facilities in the Borough to meet local need and also supports the provision of new facilities. As such the policy makes a strong positive contribution to protecting opportunities for access to education and local services, particularly in relation to the rural settlements.
8 To reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it reduce social disorder?	0	The protection of local facilities, particularly village halls, may support the provision of activities for young people, reducing the fear of crime. However this is not a significant effect.
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	0	The protection of local facilities will not affect noise and light pollution.
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live?	++	The policy does not relate to open space which may have encouraged healthier lifestyles in the Borough. It should however give protection to existing healthcare facilities (for example St George's Hospital and Staffordshire County General Hospital and Hospices) and support the provision of new facilities in Stafford which may help to reduce illness and improve the overall health of local

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
	Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?		residents.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions? Will it utilise existing infrastructure? Will it lead to reduced consumption of materials and resources? Will it reduce waste generation? Will it increase waste recovery and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?	+	The policy has a minor positive effect on reducing the need to travel (and the greenhouse gas emissions associated with it) to access community facilities, however in the key service villages the majority of employment and shopping will still be accessed beyond the villages.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites?	0	The policy does not affect biodiversity.

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>		
<p>13 To protect and conserve soil</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>	<p>0</p>	<p>The policy does not affect soil.</p>
<p>14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p>	<p>0</p>	<p>The policy does not affect water quality</p>

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>		
<p>15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character</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 heritage assets?</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>	<p>0</p>	<p>The policy protects the use of existing buildings, particularly religious buildings, education facilities and village halls, but this is not likely to have a significant effect on protecting local character.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+</p>	<p>Although the policy does not designate any specific community facilities for protection it does require that any change of use of existing community facilities can only be made once it is shown that the facility in question is no longer required. As such the policy gives protection to existing community facilities while also supporting the provision of new facilities to meet local community needs. The policy should therefore help to provide venues for community activities at a local level and supports the opportunity community activities which</p>

Table A.14: Appraisal matrix for Policy SB2 Protected Social and Community Facilities

SA Objectives	Decision-Making Criteria	SA Score	Justification
			engender a sense of community identity and belonging.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The protection of community facilities does not directly affect ethnic relations.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The protection of community facilities indirectly facilitates community engagement by ensuring local venues for engagement activities, but does not directly affect community engagement.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	+	Although the policy does not designate specific community facilities for protection in the Borough it does require that any change of use of existing community facilities can only be made once it is shown that the facility in question is no longer required. As such the policy gives protection to existing community facilities while also supporting the provision of new facilities to meet local community needs. The protection of existing community facilities and the provision of new facilities to meet local need should help to indirectly facilitate participation in community and voluntary activities by ensuring local venues for activities.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	+	Although the policy does not designate specific community facilities for protection in the Borough it does require that any change of use of existing community facilities can only be made once it is shown that the facility in question is no longer required. As such the policy gives protection to existing community facilities while also supporting the provision of new facilities to meet local community needs. The protection of existing community facilities and the provision of new facilities to meet local need should help to indirectly facilitate participation in community activities by ensuring that there are local venues to host activities and thereby encouraging a strong inclusive community and voluntary sector.

Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

The approach to this matrix is to assess the restriction of employment uses to those already specified in Policies Stafford 1, 2, 3, 4 and Stone 1 and 2. These areas are outlined on the maps within The Plan for Stafford Borough (2014). Within the Part 2 Plan document, these areas are subsumed within the settlement boundaries. Within the areas designated for employment, only employment uses as set out in The Plan for Stafford Borough (2014) will be allowed.

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	Will it reduce unemployment levels? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings? Will it increase access to employment opportunities in, or accessible to, rural areas? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	+	The policy, in combination with the policies in The Plan for Stafford Borough, provides large scale allocations of land solely for specified types of employment development. The policy also supports development (for example cowsheds) which will allow for a continued agricultural use prior to the development of the land, ensuring that a viable local rural economy is retained. This approach will contribute positively to providing employment within Stafford and Stone and which is also accessible from a large proportion of the key service villages, as well as the surrounding rural area.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Will it promote growth in key sectors? Will it encourage inward investment? Will it encourage graduates to return and help to retain skilled employees in the area? Will it provide or contribute to the availability of a balanced portfolio of employment sites?	+?	Proposals for development relating to an existing agricultural use (for example cowsheds) which support the continuation of that agricultural use are to be supported through this policy which should have a minor positive effect on the contribution agriculture can make to the local economy. Beyond this measure the policy simply allocates employment land solely for defined employment uses, which contributes positively towards this objective, but mostly does not influence the type of employment related development which may take place therefore it is not possible to express certainty regarding how this policy may contribute to economic diversity, inward investment or graduate employment.

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	<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>	+	The specification of employment use for the areas of land allocated will make the area attractive to potential businesses, and will potentially increase use of local services, depending on the nature of the developments which take place. This will contribute positively to this objective of sustaining the viability of Stafford Borough's towns and villages and their communities.
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	+	The policy supports development which will allow for the continuation of an agricultural use. Given the importance of agriculture to the rural economy this policy is expected to have a positive effect on this SA objective in the short term. The specification of employment uses through the policy will positively increase access to employment opportunities in these areas given that Stafford and Stone are accessible from the wider rural area.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	<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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	0	Policy SB3 has highlighted areas of land in Stafford and Stone to be protected for employment use. The majority of the areas which have been highlighted for employment use lie outside of land identified as being within Flood Zone 2 or 3 in the Borough. Only a small portion of the land protected for employment use in Stafford are within Flood Zones 2 and 3 – to the south of the A513 by Marston Brook where the Tollgate Industrial Estate is located, and the northern portion of the land protected for employment in Stafford to the north of the A518. Much of these areas have already been developed however, and as such safeguarding them for employment uses is not expected to have an impact on the overall flood risk within the Borough. All areas which have been identified for employment use in Stone are of a sufficient distance from the River Trent, which is the main source of potential flood risk in the area. In addition the policy refers to The Plan for Stafford Borough (2014) Policies Stafford 1, 2, 3 and 4, and Stone 1 and 2. These policies set out parameters for the protection of the environment, specifically management of flooding and as such should allow for appropriate flood mitigation measures where areas of flood risk fall within the protected employment areas in question. The Plan for Stafford Borough (2014) policies SP7 and N2, Climate Change include protection against development in areas of flood risk.

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>6 To ensure that everyone has the opportunity of a decent and affordable home</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>	0	<p>This policy restricts the use of allocated areas of land for employment use only and also specifically supports development (for example the development of a cowshed) which will allow for the continuation of an existing agricultural use. Although the local plan identifies large areas of land for development which relates to employment uses it also specifies that sufficient land is allocated for housing and therefore no impact is identified on this objective.</p>
<p>7 To improve opportunities for access for all to work, education, health and local services</p>	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+	<p>This policy has highlighted areas to be protected for employment use within the Borough. These areas have been identified throughout the towns of Stafford and Stone. Some of the areas identified are located towards the settlement boundary of either settlement (particularly the large protected employment areas to the north in Stafford by the A34, to the west in Stafford by Weston Road and to the south in Stone by Stafford Road) and it is also recognised that many of the areas in question have already been developed for employment use. Most of the sites however are located in close proximity to existing residential properties and the safeguarding of these areas for continued and potentially additional future employment use is expected to allow for a good level of access to employment opportunities for residents in the Borough.</p>
<p>8 To reduce and prevent crime and reduce fear of crime</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>	0	<p>The policy only restricts the use of the land for employment. Any development would take place in the context of Policy N1 Design of the adopted Stafford Borough Local Plan, which ensures development is safe, secure and crime resistant.</p>

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
9 To reduce the impact of noise and light pollution	Will it reduce direct pollution? Will it reduce indirect pollution (e.g. increased traffic)?	0	The policy highlights areas for employment uses consistent with Policies Stafford 1, 2, 3 and 4, and Stone 1 and 2 through the inset map which accompanies the Plan for Stafford Borough (2014). These areas are located throughout the settlements of Stafford and Stone. Although many of the areas in question are located in close proximity to existing residential properties, most have already been developed for employment use which may reduce potential for increased noise or light pollution at a given location. Policy N1 Design of the adopted Stafford Borough Local Plan requires the design and layout of new development to take account of noise and light implications and this should allow for appropriate mitigation measures to further reduce potential for any negative effects on the amenity of residential properties in the Borough.
10 To improve health, safety and well-being across the whole community	Will it ensure that all people have access to public open space within a reasonable distance from where they live? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	0	This policy highlights areas for employment use in the Borough. These designations are not expected to affect the provision of health facilities or open space within Stafford which might encourage healthier lifestyle choices in the Borough. However, the employment land safeguarded around the Common Road Industrial Estate in Stafford does contain open space in the form of allotment gardens by Kenworthy Road, and this area is identified for protection as a local green space on the Stafford Area Inset Map. The policies set out in the adopted Stafford Borough Local Plan make provision for open space within the developments in these areas.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions? Will it utilise existing infrastructure? Will it lead to reduced consumption of materials and resources?	+	The policy highlights areas for employment uses consistent with Policies Stafford 1, 2, 3 and 4, and Stone 1 and 2 through the inset map which accompanies the Plan for Stafford Borough (2014). These areas are located throughout the settlements of Stafford and Stone, some towards the settlements boundary of either settlement (particularly the large protected employment areas to the north in Stafford by the A34, to the west in Stafford by Weston Road and to the south in Stone by Stafford Road). Although the areas have mostly been developed already for employment use, their safeguarding for this use and potential future enhanced employment use in close proximity to existing residential properties may reduce the need for residents in the Borough to travel by private car to access employment opportunities, which could help reduce the level of

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>		<p>greenhouse gas emissions in the Borough. This policy does not address any adaptation for climate change; however other policies in the adopted Stafford Borough Local Plan make provision for renewable energy requirements as part of development.</p>
<p>12 To protect and enhance biodiversity</p>	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>	-	<p>This policy involves the safeguarding of land for employment use in the Borough. Although some of the areas in question have been developed and are located towards the central areas of Stone and Stafford where there is decreased potential for negative impacts upon local biodiversity, these areas contain an amount of greenfield land (particularly in the employment areas in the southern part of Stone by Stafford Road and in the eastern part of Stafford by Weston Road) which may have importance as local habitats. Some of the protected employment areas are additionally located in close proximity to areas identified for their importance in terms of biodiversity, including Astonfields Balancing Lakes Local Nature Reserve to the north in Stafford, and Kingston Pool Covert Local Nature Reserve to the east in Stafford. It is expected that the safeguarding of these areas for continued and potentially future intensified employment use may have minor negative effects on biodiversity in the Borough.</p>
<p>13 To protect and conserve</p>	<p>Will it result in the</p>	-	<p>The policy protects identified sites for employment use. While much of these</p>

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
soil	protection/retention of the Best and Most Versatile agricultural land (Grades 1-3a)? Will it minimise and seek to reclaim derelict and contaminated land?		areas have already been developed for current employment use, an additional amount of greenfield land has been identified within these boundaries (particularly in the employment areas in the southern part of Stone by Stafford Road and in the eastern part of Stafford by Weston Road). As such this policy would not promote the re-use of brownfield land and could result in the loss of greenfield land of varying agricultural quality (most of the land with the sites identified previously is Grade 3 Agricultural Land but some is Grade 2 Agricultural Land). Therefore a minor negative effect is likely, as the highest grade of agricultural land would not be affected.
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Will it improve the quality of controlled waters? Will it increase the quality and quantity of the water environment? Will it reduce direct or indirect pollution of the water environment? Is there adequate foul drainage infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?	0	The policy safeguards land for employment use in the Borough. Most of the areas have already been developed for this identified use and as such the continued use of these areas for employment purposes is not expected to have an effect on water quality at each location. The policies in the adopted Stafford Borough Local Plan include provision for management of the water environment. This includes Policy N2 which addresses the implications of climate change in the Borough through measures including sustainable drainage.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	Will it protect and enhance sites features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it improve the quality and character of landscapes and townscapes?	0	The policy highlights areas protected for employment use within Stone and Stafford. Most of the areas have already been developed for this identified use and as such the continued use of these areas for employment purposes is not expected to have an effect on the local landscape or the quality of the built environment. The impact of future development within the Borough is likely to be most affected by the design of any proposals submitted which will not be guided by this policy. The adopted Stafford Borough Local Plan includes policy N1 Design which makes provision for the protection of local context including

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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 heritage assets?</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>		<p>heritage assets, historic views and sight lines, and preserving and enhancing the character of the area and this approach should help to mitigate any negative effects on the local built environment or landscape.</p>
<p>16 To create a sense of community identity and belonging</p>	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	<p>+</p>	<p>This policy safeguards areas of land within Stafford and Stone for employment use. It will not result in the net loss of gain of community facilities which might facilitate communities in the Borough. Although many of the areas which have been identified for employment use in the Borough have mostly been developed, some contain significant areas of undeveloped land (particularly in the employment areas in the southern part of Stone by Stafford Road and in the eastern part of Stafford by Weston Road). As such the provision of these additional areas of employment land may result in the provision of increased employment opportunities in the Borough which may reduce the need for residents to commute outside of the Borough, and could have a minor positive effect on this objective.</p>
<p>17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities</p>	<p>Will it improve ethnic relations?</p>	<p>0</p>	<p>The policy safeguards employment land in the Borough and as such is not expected to influence ethnic relations in Stafford.</p>
<p>18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating</p>	<p>Will it increase the ability of people to influence decisions?</p>	<p>0</p>	<p>The policy safeguards employment land in the Borough and as such is not expected to influence the ability of people to effectively engage with issues which affect their community.</p>

Table A.16 Appraisal matrix for Policy SB3 Stafford and Stone Protected Employment Areas

SA Objectives	Decision-Making Criteria	SA Score	Justification
to their community			
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The policy safeguards employment land in the Borough and as such is not expected to allow for growth in the local voluntary sector.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	The policy safeguards employment land in the Borough. It is not expected to impact upon the provision of community facilities locally which might allow for increased engagement in community activities.

Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

Assessed in accordance with Policy E3 of the adopted Plan for Stafford Borough, and assumes that protecting and maintaining RIEs, allowing for expansion and growth within them, supports rural economy, reduces urban to rural commuting. Designating the boundary on a map provides clarity on the exact location of where employment land provision is made and makes additional land allocations in addition to where the previous boundaries would have lain. This appears from the maps to be greenfield sites.

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries			
SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	+	Defining the areas on the map, with the allocation of additional land for expansion, has a positive effect on supporting the provision of employment opportunities within the rural areas of Stafford Borough. Areas defined include sites which already gained planning permission such as 12/16590/COU for storage/parking uses within Ladfordfield Industrial Estate RIE as well as permissions 14/20587/OUT and 1420570/OUT at Hixon Airfield RIE and 13/19150/FUL at Pasturefields RIE.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	+	Defining the areas on the map, with the allocation of additional land for expansion, has a positive effect on economic diversity and competitiveness. Areas defined include sites which already gained planning permission such as 12/16590/COU for storage/parking uses within Ladfordfield Industrial Estate RIE as well as permissions 14/20587/OUT and 1420570/OUT at Hixon Airfield RIE and 13/19150/FUL at Pasturefields RIE.

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	<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>	+/-	The allocation of land for expansion at the existing industrial estates may have a negative effect on the vitality and viability of Stafford Borough's towns and villages as it supports provision of employment in out of town industrial estates. These locations include the particularly isolated locations of Ladfordfields Industrial Park which is within approximately 1.8km of Great Bridgeford and Raleigh Hall Industrial Estate which is within approximately 1.3km of Eccleshall. However, this approach may help to make the Borough more attractive to potential businesses.
4 To support the needs of the local rural economy and communities	<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 meets identified local need?</p>	+	Defining the areas on the map, with the allocation of additional land for expansion, could have a positive effect on providing employment within the local rural economy. The areas defined are distributed relatively evenly throughout the Borough in relation to Stafford Town; to the north west (Raleigh Hall), to the west (Ladfordfields), to the east (Pasturefields) and to the north east (Hixon and Hixon Airfield). This spread should increase the accessibility of the sites to those residents who are located in different rural areas.
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing, the economy and the environment.	<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> <p>Will it result in development that is able to withstand the effects of climate change?</p>	0	<p>None of the additional areas of land allocated at the industrial estates are within areas of identified flood risk.</p> <p>The boundary of the expanded site at Ladfordfields adjoins a flood zone 3 area, which could indicate a future flood risk, particularly related to climate change and likely increased levels of precipitation.</p> <p>However, Policy N2 Climate Change of the adopted Stafford Local Plan notes that proposals must take particular account of the need to ensure protection from and not worsen the potential for flooding.</p>
6 To ensure that everyone has the opportunity of a decent and affordable home	<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>	0	No identified impact on housing from defining the RIE boundaries.

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>		
7 To improve opportunities for access for all to work, education, health and local services	<p>Will it result in new developments being located in areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>	+/-	The industrial estates which have been identified through the policy to provide employment land in the Borough outside of Stafford Town and Stone are located within rural areas of Stafford Borough which will not have the highest frequency of public transport services. However, it is likely that these areas would provide rural employment opportunities. These areas are expected to be accessible to a relatively high number of rural residents given that they are spread relatively evenly throughout the Borough in relation to Stafford Town; to the north west (Raleigh Hall) to the west (Ladfordfields), to the east (Pasturefields) and to the north east (Hixon and Hixon Airfield).
8 To reduce and prevent crime and reduce fear of crime	<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>	0	No identified impact on crime from defining the RIE boundaries.
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	0	The use classes set out in Policy E3 in relation to the RIE boundaries which the policy identifies could result in increased levels of noise and light pollution. However, policy N1 Design of the adopted Stafford Borough Local Plan requires the design and layout to take account of noise and light implications.

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>10 To improve health, safety and well-being across the whole community</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>	<p>0</p>	<p>No identified impact on health, safety and well-being from defining the RIE boundaries.</p>
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery and recycling?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it increase energy efficiency?</p> <p>Will it make use of new and clean technologies?</p>	<p>+/-</p>	<p>The industrial estates are located within rural areas of Stafford Borough which will not have the highest frequency of public transport services and may encourage out of town commuting to access employment. However, it is likely that these areas could also provide rural employment opportunities for residents in the rural parts of the Borough and therefore reduce distances travelled to work.</p> <p>Any new development that occurs within the RIEs could involve increased emissions during construction and potentially operation (e.g. if it were B8 uses) but Policy N2 Climate Change of the adopted Stafford Local Plan sets out the requirements for reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards, therefore any new development within the RIEs should not impact on this objective.</p>

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
12 To protect and enhance biodiversity	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of designated sites?</p> <p>Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats?</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> <p>Will it reduce indirect impacts on designated sites?</p>	-?	<p>The definition of the site boundaries has taken account of environmental designations. Pasturefields industrial estate, Hixon and Hixon Airfield industrial estates are within approximately 100m, 600m and 1000m respectively of Pasturefields Salt Marsh SAC. The HRA⁶² identified that the site could be affected by changes in hydrology.</p> <p>West Midland Mosses SAC and Ramsar lies within 4km of the three sites, but the HRA for the adopted Stafford Borough Local Plan identified impacts relating to septic tanks and drainage from the built environment as the main potential impacts on the sites.</p> <p>The industrial estates will not contribute to the protection and enhancement of biodiversity, but could potentially result in negative effects on Pasturefields Marsh SAC.</p> <p>However, the Plan for Stafford Borough contains several policies that address many of the possible impacts including water quality and supply, surface run off and air quality through the aim of the development strategy. The HRA concluded that implementing The Plan for Stafford Borough alongside other plans, policies and programmes would not result in likely significant effects on these European sites.</p>
13 To protect and conserve soil	<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>	-	<p>Expanding the areas of the industrial estates will result in loss of green field sites adjacent to the existing industrial estates, with a negative effect on this objective. There is likely to be some loss of the best and most versatile agricultural land, which has a negative effect on this objective.</p>
14 To protect and enhance water quality of the	<p>Will it improve the quality of controlled waters?</p>	0	<p>Loss of greenfield sites to development could result in impacts on the water environment as a result of pollution and flood risk. However, Policy N2 Climate</p>

⁶² <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Further%20Information%20and%20Evidence/Habitats%20Regulation%20Assessment/PFSB-Screening-Opinion-All-Sites.pdf>

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management</p>	<p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p> <p>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>		<p>Change of the adopted Stafford Borough Local Plan sets parameters for sustainable drainage which will reduce possible impacts on water quality.</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>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 heritage assets?</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>	<p>0</p>	<p>The industrial estates are located within rural areas or at the edge of settlements and are unlikely to directly impact on conservation areas or identified cultural heritage features. The industrial estates identified in the policy are located in relatively close proximity to a limited number of Listed Buildings including the Trent and Mersey Canal Pasturefields Bridge (Grade II Listed) by Pasturefields and the Church of St Peter and New Road Farmhouse (both Grade II Listed) by Hixon and Hixon Airfield respectively. The additional land allocations at the industrial estate sites represent small scale increases in developed land immediately adjacent to established industrial estates and therefore impact on the settings of these heritage assets is likely to be minimal. In the same way, this small scale development adjacent to established industrial estates is expected to have minimal effect on landscape and townscape.</p>

Table A.18: Appraisal matrix for Policy RIE1 Recognised Industrial Estate Boundaries

SA Objectives	Decision-Making Criteria	SA Score	Justification
16 To create a sense of community identity and belonging	Will it encourage engagement in community activities? Will it lead to a net reduction in the number of people commuting to work outside the Borough?	?	The inclusion of additional land within the RIEs may provide local employment opportunities for the more rural parts of the Borough given the relatively even geographical spread of the sites. The policy may therefore help to reduce out of town commuting to work, however the scale and nature of this development is unknown.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	No impact on this objective from defining the RIE boundaries.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	No impact on this objective from defining the RIE boundaries.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	No impact on this objective from defining the RIE boundaries.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	No impact on this objective from defining the RIE boundaries.

**Appendix 4 Consultation responses relating to
the SA Report (November 2015) received
during the Publication Consultation**

Consultee	Key issues raised regarding SA Report (November 2015)	SA Response
Mr. Kev Ryder, Milwood Ltd	<p>Pages 6-7: "Firstly, the revised SAR (10th November 2015) is fundamentally flawed from the outset and therefore subsequently considers and adjudges the matters at hand on the wrong pre-text.</p> <p>It assumes that the adopted Development Strategy, established as part of the PSB, specifically in respect of both market and affordable housing, has, and will continue to be delivered over the Plan period (2011 to 2031) in accordance with its own laid down targets and aspirations.</p> <p>Secondly, it fails, both in conjunction with the above statement, and also in isolation, to consider all of the material evidence, reasonable alternatives, possibilities and outcomes and assess the PSB Part 2 Proposals against the same."</p>	See response to the detailed comments relating to these overarching statements below.
Mr. Kev Ryder, Milwood Ltd	<p>Page 7: Consultee asserts that the SA Report Appendix 2 Baseline Information identifies affordable housing deficit in the borough as a key issue, but "does not assess this in full nor offer a meaningful solution".</p> <p>Consultee disagrees with significant positive score given to Policy SB1 Stafford and Stone in relation to Sustainability Objective 6 (To ensure that everyone has the opportunity of a decent and affordable home).</p>	The SA process has to take account of other relevant plans and programmes, and the Adopted Plan for Stafford Borough is the most relevant plan. The SA assumes that the policies in the PSB will be implemented (including Policy C2), therefore if the affordable housing target is met, then Policy SB1 is considered to make a significant contribution to ensuring sufficient new homes, including affordable homes are delivered within the Plan period. By including the strategic site allocations within the settlement boundaries for Stafford and Stone, the PSB Part 2 is providing additional certainty for development to be proposed and approved within those allocations.
Mr. Kev Ryder, Milwood Ltd	Page 8: The consultee asserts that there has been a 25% under delivery of dwellings since 1 st April 2011, based on the PSB minimum annual requirement of 500 dwellings per annum, "which will almost certainly continue to increase, especially with the burden of the application of a buffer is	The consultee response itself recognises at page 14 that there has not been a published Annual Monitoring Report for the PSB since 31 st March 2014, therefore, it is difficult for the SA process to suggest that Stafford Borough Council should adopt a new strategy for PSB Part 2 that does not conform

Consultee	Key issues raised regarding SA Report (November 2015)	SA Response
	<p>imposed, unless action is taken to improve delivery performance, yet the SAR fails to either identify or consider the evidence of the deficit in provision of market housing as a key sustainability issue, or provide a meaningful solution to resolve the same."</p>	<p>with the Adopted PSB.</p> <p>The June 2014 SA Report for the Adopted PSB states in Appendix 1v (page 167), "Following the intended abolition of the Regional Spatial Strategy and the replacement of Planning Policy Statements with the National Planning Policy Framework, the Strategic Policy Choices set out varying options for consideration before The Plan for Stafford Borough was published. The options included three options for the level of development, three options for the settlement hierarchy, two options for an affordable housing policy and two options for delivery of the strategy. These options were appraised in the Strategic Policy Choices: Sustainability Appraisal, published May 2012."</p> <p>Therefore, it was not necessary for the PSB Part 2 SA to re-appraise options relating to under delivery of housing.</p>
<p>Mr. Kev Ryder, Milwood Ltd</p>	<p>Page 9: The Preliminary Draft CIL Charging Schedule should have been considered by the SAR: "this being information that was freely available to the SAR, and in this context of assessing the sustainability of the proposals within PSB 2, materially relevant."</p> <p>"The SAR fails to either identify or consider the evidence of the significant deficit in Infrastructure funding as a key sustainability issue, or provide a meaningful solution to resolve the same."</p>	<p>Noted. The CIL Charging Schedule could have been referred to in the Plans and Programmes Review in Appendix 1, and this has now been added. However, it is not considered that this would have changed the SA scores significantly. One possibility is that uncertainty (?) could have been added to the significant positive scores for SB1 Stafford and Stone to reflect the fact that the necessary infrastructure required to support new housing may not be delivered within sufficient time due to potential gaps in funding. This change has been made in Appendix 3 and Chapter 5 in this updated version of the SA Report that will be submitted alongside the Submission version of the PSB Part 2.</p>
<p>Mr. Kev Ryder, Milwood Ltd</p>	<p>Page 9: The consultee refers to the Government's recent consultation on proposed changes to the NPPF, which it states include "Where there is a shortfall between the houses provided for in a Local Plan and the houses actually being built, where the existing approach is demonstrably not delivering the housing requirement, to drive up delivery</p>	<p>Noted. However, the SA Report was published in November 2015, prior to the Government's consultation on the proposed changes to the NPPF, which started on 7th December 2015. The SA Report was undertaken on behalf of Stafford Borough Council, who does not consider that additional site allocations need to be made in the PSB Part 2 to meet the forecast</p>

Consultee	Key issues raised regarding SA Report (November 2015)	SA Response
	<p>rates, the Government propose to make change, including notably and specifically, the identification of additional sustainable sites.”</p> <p>“Given the clear under delivery of the adopted PSB Development Strategy, in respect of both market and affordable housing, these proposed changes to the NPPF, and the fact that the relevant proposals within PSB 2 will serve only to exacerbate this shortfall, it is surprising that the SAR fails to either identify the deficit or consider it as a key sustainability issue, or provide a meaningful solution to resolve the same.</p> <p>Moreover, in this context, the SAR advocates an approach that will not address these issues, being the PSB 2 proposals.”</p>	<p>housing requirement.</p> <p>Paragraph 2.3 of the PSB Part 2 states that, “as at 31st March 2015, at least 10,800 houses are either completed, committed through planning permissions or allocated through the Strategic Development Locations, since the start of the Plan period.”</p> <p>Para 2.4 states that “Since such a substantial proportion of the housing requirement is already determined in this way, it is not necessary for this Part 2 document to make specific allocations for additional housing sites.”</p>
<p>Mr. Kev Ryder, Milwood Ltd</p>	<p>Page 10: “A key component of the SAR is to assess whether the proposals in PSB 2, specifically the proposed Policy SB1 in conjunction with its SP3 settlement inset plans, is the most appropriate strategy going forward.</p> <p>It states that the PSB established the overall strategy for development, containing the majority of policies needed to manage development in the Stafford Borough area; therefore there were limits to the potential options and reasonable alternatives available for the PSB Part 2.</p> <p>The SA process requires the identification and assessment of reasonable alternatives.</p> <p>At Table 2.4 it considers what if the proposed Settlement Boundaries were not set, and further, setting individual Boundaries for each settlement, but dismisses this on the basis that the housing requirement has been met.</p> <p>The SAR fails to fully consider reasonable alternatives.</p> <p>Given all the relevant and material evidence, a very reasonable alternative would be to set the Settlement</p>	<p>The SA team considers the approach taken to identifying reasonable alternatives for the PSB Part 2 is satisfactory with respect to the SEA Regulations. As explained in paragraphs 2.9 to 2.11 of the SA Report, SEA Regulation 12 (2) (b) states that ‘reasonable alternatives’ need to take into account the objectives and geographic scope of the plan.</p> <p>Therefore, it is appropriate to draw from the SA work that was undertaken for the Adopted PSB, and as stated in paragraph 2.15 of the SA Report “as the overall strategy for development is enshrined in the Plan for Stafford Borough, and subsequent planning permissions have been granted, there were limits to the potential discrete ‘options’ available for the Plan for Stafford Borough Part 2 Proposals document.”</p> <p>In addition, as stated above, the SA Report was undertaken on behalf of Stafford Borough Council, who does not consider that additional site allocations need to be made in the PSB Part 2 to meet the forecast housing requirement.</p>

Consultee	Key issues raised regarding SA Report (November 2015)	SA Response
	Boundaries, yet to set individual Boundaries to include additional non strategic sites, to positively assist in resolving the above issues and incorporate effectiveness and flexibility into the process.”	
Gladman Developments	<p>Page 4, paragraph 1.1.4: In its overview, Gladman states it has “concerns over the Council’s predisposition to the use of Sustainable Urban Extensions (SUEs). It is unlikely that the strategic allocations will be able to deliver at the anticipated rates suggested by the Council’s latest housing trajectory. Over reliance on this form of development will subject the Local Plan to deliverability issues and lead to a housing deficit. This illustrates the fundamental need to allocate additional land to provide a wide portfolio of sites to ensure the Council maintain a rolling 5 year supply of housing land.”</p> <p>Page 5, paragraph 1.1.8: “Through this representation, Gladman submit Land off Stowe Lane, Hixon as a site to be allocated in the PSB2.”</p> <p>Page 13, Section 5.1 Policy SB1 Settlement Boundaries: Gladman considers that the SA should have assessed reasonable alternatives to Policy SB1, including the following suggestions:</p> <ul style="list-style-type: none"> - making additional allocations, including further land in alternative settlement boundaries; - not defining settlement boundaries and instead providing a permissive policy, which takes into account the cost-benefit approach advocated in the NPPF; - not defining settlement boundaries too tightly, and to enable a degree of flexibility in terms of alternative proposals coming forward on the edge of settlements. 	<p>The SA team considers the approach taken to identifying reasonable alternatives for the PSB Part 2 is satisfactory with respect to the SEA Regulations. As explained in paragraphs 2.9 to 2.11 of the SA Report, SEA Regulation 12 (2) (b) states that ‘reasonable alternatives’ need to take into account the objectives and geographic scope of the plan.</p> <p>Therefore, it is appropriate to draw from the SA work that was undertaken for the Adopted PSB, and as stated in paragraph 2.15 of the SA Report “as the overall strategy for development is enshrined in the Plan for Stafford Borough, and subsequent planning permissions have been granted, there were limits to the potential discrete ‘options’ available for the Plan for Stafford Borough Part 2 Proposals document.”</p> <p>In addition, as stated above, the SA Report was undertaken on behalf of Stafford Borough Council, who does not consider that additional site allocations need to be made in the PSB Part 2 to meet the forecast housing requirement, and therefore, alternative settlement boundaries did not need to be assessed.</p> <p>Appendix 1 v of the June 2014 SA Report for the PSB describes the various alternative development strategies and location options that have been consulted on as part of the PSB preparation process. These alternatives included focusing growth around Stafford, Stone and/or Principal Settlements, plus various development locations around the settlements (including two sites: Land West and East of Stowe Lane). Therefore, options for allocating additional land around settlements that would have resulted in different settlement boundaries were considered during the preparation of the Adopted PSB.</p> <p>The SA could have assessed alternatives relation to not</p>

Consultee	Key issues raised regarding SA Report (November 2015)	SA Response
		<p>defining settlement boundaries at all, or not too tightly and allowing more flexibility, however, the SA findings would have been less positive than for having defined settlement boundaries, because the locations of new sites that may come forward for development would not be known, therefore, there would be less certainty about the potential for negative (and positive) sustainability effects. Not defining settlement boundaries was not considered to be a reasonable alternative by Stafford Borough Council, because there was no reason to allocate or enable additional housing sites outside of settlement boundaries to come forward, when the committed development and strategic allocations in the PSB were sufficient to meet housing need.</p>



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Plan for Stafford Borough Part 2: Main Modifications

Sustainability Appraisal Addendum

Prepared by LUC
September 2016

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Contents

Introduction	1
Previous SA work undertaken	1
Current SA work	2
SA method	2
Summary of SA implications of the Main Modifications	3
Next Steps	6
Appendix 1	9
Detailed assessment of Main Modifications and their implications for the earlier SA findings	9
Appendix 2	12
SA matrix for the Main Modification which result in a change to Stone settlement boundary and the findings of the March 2016 SA Report	12

Introduction

- 1.1 This Sustainability Appraisal Addendum has been prepared by LUC on behalf of Stafford Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan for Stafford Borough Part 2.
- 1.2 This SA Addendum relates to the Main Modifications to the Plan for Stafford Borough Part 2 and builds on the findings of the earlier SA work that LUC has carried out on behalf of the Council, in particular the SA of the Plan for Stafford Borough: Part 2 Submission document (March 2016). It should therefore be read in conjunction with that document.
- 1.3 Stafford Borough Council and LUC have been taking an integrated approach to the SA and SEA of the Local Plan, in line with Government guidance. Throughout **this document, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'**.

Previous SA work undertaken

- 1.4 Stafford Borough Council, and LUC working on behalf of the Council, have previously carried out several iterations of the SA process in relation to the Plan for Stafford Borough throughout its development. **Table 1** below lists the iterations of the Local Plan that have been produced and consulted on by the Council, as well as the accompanying SA work that was undertaken at each stage. The grey shaded rows in Table 1 relate to the Plan for Stafford Borough and the SA work was carried out by the Council, while the unshaded rows relate to Part 2 of the Plan for Stafford Borough and the SA work carried out by LUC.

Table 1: Iterations of the Plan for Stafford Borough and accompanying SA work

Date	Plan iteration	Accompanying SA work
October 2007	N/A	SA Scoping Report
January 2008	The Plan for Stafford Borough - Borough Wide Development Strategy	SA Commentary Volume 1
June 2008	Principles for Settlement Development	N/A
February 2009	Delivering the Plan for Stafford Borough - Issues and Options	SA Commentary Volume 2
September 2011	Draft Publication	SA Report
May 2012	Strategic Policy Choices	SA Report
January 2013	Publication (Pre-Submission)	Revised SA Report
April 2013	Planning Strategy Statement	Addendum SA Report
January 2014	Modifications Consultation	Modifications Addendum SA Report
June 2014	The adopted Plan for Stafford Borough	Sustainability Appraisal Adoption Statement
June 2015	The Plan for Stafford Borough: Part 2 Proposals document (Options Stage)	SA Report
December 2015	The Plan for Stafford Borough: Part 2 Publication document	SA Report
March 2016	The Plan for Stafford Borough: Part 2 Submission document	SA Report
September 2016	The Plan for Stafford Borough Part 2: Main Modifications	SA Addendum (current report)

- 1.5 The most recent full SA report for the Local Plan is therefore the March 2016 SA Report relating to the Publication version of the Local Plan. It was not considered necessary to produce a full SA Report at the Submission stage, as the changes made to the Local Plan since the Publication version were relatively minor and no new policies or site allocations had been added to the plan.
- 1.6 The March 2016 SA Report described in detail the approach that has been taken to the SA, including the various iterations of the SA report that have been produced and how the SA process has influenced the development of the Local Plan thus far.

Current SA work

- 1.7 The Plan for Stafford Borough Part 2 was submitted to the Secretary of State for examination in April 2016 and hearing sessions were held during July and August 2016.
- 1.8 This SA Addendum has considered the implications of the changes that have been proposed to the Plan for Stafford Part 2 document following the public hearing sessions, to determine whether they affect the conclusions reached in the March 2016 SA Report.
- 1.9 A set of minor changes that have been made to the Plan for Stafford Part 2 Submission document are set out in the Schedule of Additional Modifications document prepared by the Council. The Inspector carrying out the Examination has also proposed a small number of Main Modifications in the document "P2-P13 Note MF3: PSB2 – Next steps in the Examination process", as follows:
- Delete the words "and beyond" from the end of paragraph 2.26 of the submitted Plan.
 - The identification on a plan of the land owned by the Ministry of Defence to the north-west of **Sandon Road, Stafford, known as 'MOD Site 4'** to be included as Ministry of Defence Protected Area.
 - The amendment of the Stone settlement boundary to exclude the land on the edge of Westbridge Park which is located to the east/south-east of the A520 (Stafford Road) and to the west/south-west of the Trent and Mersey Canal, currently occupied by a surface car park and other community uses, including a leisure centre and tennis courts.
- 1.10 The Additional Modifications comprise typographical errors, factual updates, points of clarification and other minor changes which individually, or in combination, are not deemed to materially affect the soundness of the Plan for Stafford Borough Part 2 document, whereas the Main Modifications include changes that are considered necessary to ensure the soundness of the Plan. Therefore, the Main Modifications need to be considered in terms of whether they will have any effect on the SA objectives and change the conclusions in the March 2016 SA Report.
- 1.11 The purpose of this SA Addendum is to consider the implications of the Main Modifications for the findings of the SA process to date. The work set out here draws on the SA findings reported on previously by LUC on behalf of Stafford Borough Council (in the March 2016 SA Report) and assesses only how the Main Modifications affect those conclusions. Consideration is also given to the cumulative effects of the Local Plan, as a whole (including the Main Modifications), on the SA objectives.

SA method

- 1.12 The March 2016 SA Report which accompanied the Submission Plan for Stafford Borough Part 2 describes, in detail, the methodology that has been used throughout the SA process, with SA matrices and colour coded scores being used to present the SA findings for each policy. SA matrices for the Stafford Borough Part 2 policies and settlement boundaries were presented in Appendix 3 of that document.
- 1.13 **Figure 1** below shows a key for the colour coding that has been used throughout the SA work to date and in this document.

Figure 1: Key to SA Scores

++	The option is likely to have a significant positive impact on the SA objective(s).
+	The option is likely to have a positive impact on the SA objective(s).
0	The option is likely to have a negligible or no impact on the SA objective(s).
-	The option is likely to have a negative impact on the SA objective(s).
--	The option is likely to have a significant negative impact on the SA objective(s).
?	It is uncertain what effect the option will have on the SA objective(s), due to a lack of data.
+/-	The option is likely to have a mixture of positive and negative impacts on the SA objective(s).

- 1.14 A new table has been prepared to review the sustainability implications of the Main Modifications in relation to the Plan policies (presented in **Appendix 1**). The first two columns of the table summarise the changes that have been proposed to each policy, and in the final column the implications of each proposed change for the March 2016 SA findings are considered. A clear statement is made regarding whether any changes to the SA findings are expected as a result of each proposed Main Modification. Where changes have been identified these are shown in the table in **bold** text.
- 1.15 Finally, consideration was given to the cumulative effects of the Plan for Stafford Borough Part 2 as a whole, and whether the likely cumulative effects that were described in the March 2016 SA Report are affected by the Main Modifications now proposed.

Summary of SA implications of the Main Modifications

- 1.16 The detailed table setting out the proposed Main Modifications and describing the implications of each for the SA findings can be found in **Appendix 1**, and the key findings are summarised below.

Change to Local Plan period

- 1.17 The Local Plan is now proposed through the Main Modifications to only cover the period 2011-2031 and not the period **"beyond" this**. This means that the end date of the Local Plan period in **relation to the settlement boundaries is clarified by removing "and beyond" from the end of** paragraph 2.26. This change would apply to the relevance of the settlement boundaries which have been defined in the Plan for Stafford Borough Part 2. As such these boundaries would stay in place over the Plan period and no undue barrier would be in place if these boundaries would be required to be amended at the end of the Plan period.
- 1.18 This proposed modification is therefore unlikely to have any specific impacts on the SA objectives over the Plan period.

Identification of land at Stafford as Ministry of Defence Protected Area

- 1.19 The Main Modifications propose to identify 'MOD Site 4' as a Ministry of Defence Protected Area through mapping on the appropriate inset map (previously P2-A2). This land is not referred to in a separate policy in the Plan and is only described in the supporting text of paragraph 2.38 of the Plan for Stafford Borough Part 2. As such it was not previously appraised separately in the SA process.
- 1.20 The supporting text at paragraph 2.38 refers to Policy Stafford 1 which states that the Plan supports further development of MOD land at Stafford. As such the safeguarding of this land for

this type of development will allow for appropriate military related development to support Policy Stafford 1. Therefore this modification will not affect the findings of the March 2016 SA.

Changes to settlement boundary

- 1.21 The most significant change which is proposed through the Main Modifications, as part of the Examination process, is a change to the Stone settlement boundary through amendment of the inset map which supports Policy SB1. In relation to most of the SA objectives no change has been identified with regards the effect the revised settlement boundary will have. The previous matrix for SB1 Settlement Boundaries (Stone) has been updated to reflect this Main Modification in **Appendix 2** of this Addendum. **Table 2** below summarises the findings for SB1 Settlement Boundaries (Stone) and shows in **bold** text those SA objectives where a change to the likely effect has been identified.

Table 2: Summary of changes to SA scores as a result of Stone settlement boundary change proposed through Main Modifications relating to Policy SB1

SA objective	Social, Economic or Environmental objective	Likely effect identified in March 2016 SA Report	Likely effect taking into account Main Modifications
1. Employment	Econ	+	+/-
2. Economic diversity	Econ	+?	+?/-
3. Vitality and viability	Econ	+	+/-
4. Rural economy and communities	Econ; Social	+	+
5. Reduce vulnerability to climate change	Social; Econ; Env	0	0
6. Decent and affordable homes	Social	++?	++?
7. Access for all	Social	+	+/-
8. Prevent crime	Social	0	0
9. Noise and light pollution	Env	-?	-?
10. Health, safety and well-being	Social	+	+/-
11. Contributions to climate change	Env	+/-	+/-
12. Biodiversity	Env	+/-?	+/-?
13. Soil	Env	-	-
14. Water quality and management	Env	-?	-?
15. Landscape and historic character	Env	+/-?	+/-?
16. Community identity	Social	0	-
17. Tolerance, respect and engagement	Social	0	0
18. Engagement in community issues	Social	0	0
19. Strong, inclusive, community	Social	0	0

SA objective	Social, Economic or Environmental objective	Likely effect identified in March 2016 SA Report	Likely effect taking into account Main Modifications
20. Civic and neighbourhood values	Social	0	0

- 1.22 It can be seen from **Table 2** that for most SA objectives the likely effect has remained unchanged. However changes to the SA findings have been identified for six of the 20 SA objectives in relation to SA objectives 1: employment, 2: economic diversity, 3: vitality and viability; 7: access for all, 10: health, safety and well-being, and 16: community identity, although none of these changed effects are likely to be significant.
- 1.23 The changes identified are expected given that the Main Modifications propose that land by Westbridge Park would be removed from within the Stone settlement boundary. The Council has committed to the use of this land¹ for improved leisure provision as well as community facilities, which would be in part financed by a new retail use. A planning application for the new retail development which would be at this location is currently pending consideration by the Council. Based on the Main Modifications proposed the removal of this land from the settlement boundary would mean this provision may not be in line with the Spatial Principle 7 (SP7) of the Adopted Plan for Stafford Borough.
- 1.24 Additional minor negative effects have therefore been recorded for SA objectives 7, 10 and 16 given that the failure to take the opportunity to provide additional leisure and community facilities may have adverse impacts on access to improved local leisure and community facilities.
- 1.25 New negative effects have also been identified in relation to the economic SA objectives 1, 2 and 3. These effects are likely given that the proposed removal of the land by Westbridge Park from the settlement boundary would mean that the provision of additional or improved leisure and community facilities and retail uses, which might complement the nearby town centre and thus also improve its vitality and viability, may not be in line with the Adopted Plan for Stafford Borough. This approach may therefore result in reduced local employment opportunities along with reduced potential for local investment and economic diversity.
- 1.26 All additional negative effects identified as a result of changes to the settlement boundary at Stone are likely to be minor, and where positive effects alone have previously been identified (SA objectives 1, 2, 3, 7 and 10) the updated effect is now likely to be mixed minor positive and negative. These effects are likely considering that the amendment to the Stone settlement boundary affects only a small area of the land in relation to the rest of the Borough. However, it is recognised that the impact on delivering new retail and leisure provision within Stone itself could be significant.

Cumulative Effects of the Plan

- 1.27 The March 2016 SA Report included a description of the cumulative effects of the Local Plan on the SA objectives as summarised below and this has now been updated to reflect the findings in relation to the Main Modifications. The most significant change which would result as part of the Main Modifications is the proposed revision to the Stone settlement boundary to remove an area of land at Westbridge Park. This amendment would make up quite a small part of the overall area of land which would be within a settlement boundary in the Borough and would be considered developable. Whilst this amendment to the Stone settlement boundary is a relatively small area of land, it does introduce some negative effects on the SA objectives 1, 2, 3, 7, 10 and 16. These effects have been identified due to the longer term implications of the settlement boundary change at Stone in terms of reduced inward investment, and reduced provision of retail and leisure for a major community within the Borough.
- 1.28 **Table 3** overleaf presents a summary of the SA scores for all of the policies and settlement boundaries in the Plan for Stafford Borough Part 2, including the changes to the Stone boundary which are proposed through the Main Modifications. The table has been updated to show the

¹ Stafford Borough Council (2016), Document (P2-P2) Council Position Statement – Westbridge Park, Stone

effects the Main Modifications would have on each of the SA objectives in the column which has been presented in **bold**.

- 1.29 For the Submission Plan for Stafford Borough Part 2, cumulative minor positive effects were expected in relation to Policies SB1, SB3 and RIE1 for the economic SA objectives given that these policies would allow for settlement boundaries which support the delivery of housing and economic development as well as recognised industrial estates (Policy RIE1) and identification of protected employment areas (Policy SB3). The effect in relation to the proposed revision to the settlement boundary at Stone has however introduced some negative effects on the economic SA objectives (1, 2 and 3). Therefore, taking into account the proposed Main Modification relating to Policy SB1 (Stone), the overall cumulative effect on the economic SA objectives 1, 2 and 3 is now considered to be mixed minor positive and negative.
- 1.30 Positive effects overall were also identified in the SA Report for the social SA objectives as the policies in the Submission Plan for Stafford Borough Part 2 would allow for the provision of affordable homes, and improved access to work, education, health and local services across all settlements. The SA objective of creating a sense of community in the Borough is the only social SA objective where the majority of effects from the policies and settlement boundaries were mixed. However the cumulative effect on the five main social SA objectives was still considered to be overall minor positive. The overall cumulative minor positive effect on the social objectives is not considered to have changed as a result of the Main Modifications, despite the amendment to the Stone settlement boundary introducing some minor negative effects on the SA objectives 7, 10 and 16.
- 1.31 The scale of development which the Plan for Stafford Borough Part 2 would allow for means that negative cumulative effects were identified in the March 2016 SA report for environmental SA objectives including those which related to soil resource, biodiversity and/or water quality. The Main Modifications have not changed the likely effects on the environmental SA objectives. The negative effect in relation to biodiversity was identified as part of an overall likely mixed cumulative effect, and similar mixed effects were identified for climate change, and landscape and historic and cultural character due to the initial impacts of development and, conversely, the ability to enhance the settlements through supporting existing facilities (and thereby reducing the need to travel) and creating new habitats and adhering to good design principles.

Next Steps

- 1.32 The Main Modifications proposed in relation to the Plan for Stafford Borough Part 2 will be subject to a six week period of public consultation, and this SA Addendum will be published alongside the Main and Additional Modifications during that period. Following the consultation, the representations received will be considered by the Inspector when producing his final report regarding the soundness of the Local Plan.

LUC
September 2016

Table 3: Summary of Sustainability Appraisal scores for the policies and boundaries in the Plan for Stafford Borough Part 2 (including changed scores as result of Main Modifications)

SA objectives	Social, Economic or Environmental objective	Policy SB1 Stafford	Policy SB1 Stone	Policy SB1 Eccleshall	Policy SB1 Gnosall	Policy SB1 Hixon	Policy SB1 Great Haywood	Policy SB1 Little Haywood / Colwich	Policy SB1 Haughton	Policy SB1 Weston	Policy SB1 Woodseaves	Policy SB1 Barlaston	Policy SB1 Tittensor	Policy SB1 Yarnfield	Policy SB2 Protected Social and Community	Policy SB3 Stafford and Stone protected	Policy RIE1 Recognised Industrial Estate
1. Employment	Econ	+	+/-	0	0	0	0	0	0	0	0	0	0	0	0	+	+
2. Economic diversity	Econ	+	+?/-	0	0	0	0	0	0	0	0	0	0	0	0	+?	+
3. Vitality and viability	Econ	+	+/-	+	+	+	+	+	+	0	+	+	+	+	++	+	+/-
4. Rural economy and communities	Econ Social	+	+	+	+	+	+	0	0	?	0	0	0	+	0	+	+
5. Reduce vulnerability to climate change	Social Econ Env	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Decent and affordable homes	Social	++?	++?	++	++	++	++	+	+	?	+	+	+	++	0	0	0
7. Access for all	Social	+	+/-	+	+	+	+	+	+	0	+	+	+	+	++	+	+/-
8. Prevent crime	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Noise and light pollution	Env	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0
10. Health, safety and well-being	Social	+?	+/-	+?	+?	+?	+?	+?	+?	0	+?	+?	+?	+?	++	0	0
11. Contributions to climate change	Env	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	+	+/-
12. Biodiversity	Env	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+	+	0	-	-?
13. Soil	Env	-	-	-	-	-?	-	-?	-?	+	-?	-?	+	+	0	-	-
14. Water quality and management	Env	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0
15. Landscape and historic character	Env	+/-?	+/-?	+/-?	+/-?	+/-?	-?	-?	+/-	+	+/-?	+/-?	+/-?	+/-?	0	0	0
16. Community identity	Social	0	-	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+/-?	+/-?	+	+	?

SA objectives	Social, Economic or Environmental objective	Policy SB1 Stafford	Policy SB1 Stone	Policy SB1 Eccleshall	Policy SB1 Gnosall	Policy SB1 Hixon	Policy SB1 Great Haywood	Policy SB1 Little Haywood / Colwich	Policy SB1 Haughton	Policy SB1 Weston	Policy SB1 Woodseaves	Policy SB1 Barlaston	Policy SB1 Tittensor	Policy SB1 Yarnfield	Policy SB2 Protected Social and Community	Policy SB3 Stafford and Stone protected	Policy RIE1 Recognised Industrial Estate
17. Tolerance, respect and engagement	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. Engagement in community issues	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. Strong, inclusive, community	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
20. Civic and neighbourhood values	Social	0	0	+	+	+	+	+	+	0	+	+	+	+	+	0	0

Appendix 1

Detailed assessment of Main Modifications and their implications for the earlier SA findings

Details of Main Modification proposed	Summary of proposed changes to Local Plan	Implications of changes for SA findings as set out in the March 2016 SA Report
Deletion of the words “and beyond” from the end of paragraph 2.26 of the submitted Plan.	The supporting text relating to settlement boundaries in the Plan would be amended. The settlement boundaries would apply until the end of the Plan period.	The Main Modification would focus the role of the settlement boundaries over the period in which the Plan for Stafford Borough would be in effect (2011-2031) meaning there would be no issue with amending these boundaries once the Plan period had ended if required. This amendment is not expected to have an effect on the provision of sustainable development within the settlement boundaries in Stafford Borough over the Plan period, or the SA effects previously identified.
Identification on a plan of the land owned by the Ministry of Defence to the north-west of Sandon Road, Stafford, known as ‘MOD Site 4’ as Ministry of Defence Protected Area, as defined on the plan in Document P2-A26, together with explanatory text.	Inclusion of land within the Plan for Stafford Borough Part 2 in relation to an area which is to be safeguarded as part of the Ministry of Defence Protected Area through detailing on the relevant inset map.	The Ministry of Defence (MOD) Protected Area was not appraised separately as part of the March 2016 SA Report as it was not detailed as a separate policy but instead related to the settlement boundary for Stafford, given that this protected land falls within the settlement boundary. The appraisal of Policy SB1 Settlement Boundaries (Stafford) has identified minor positive effects in relation to SA objective 1 (employment). The effect is unlikely to be affected by the additional land and change of the boundary MOD Protected Land which would clarify land which is to be safeguarded for future MOD development. This type of development is not expected to negatively affect employment opportunities locally. Therefore, this change has resulted in no change to the findings of the March 2016 SA Report.
The amendment of the Stone settlement boundary to exclude the land on the edge of Westbridge Park which is located to the east/south-east of the A520 (Stafford Road) and to the west/south-west of the Trent and Mersey Canal, currently occupied by a surface car park and other community uses, including a	Change to the inset map which supports Policy SB1 Settlement Boundaries to remove the land in question from within the settlement boundary.	This change to the settlement boundary would remove an area of land which the Council ² has committed to be used to allow for improved leisure facilities and community facilities as well as retail uses. As such, this change is expected to result in additional minor negative effects in relation to SA objectives 1 (employment), 2 (economic diversity), 3 (vitality and viability), 7 (access for all),

² Stafford Borough Council (2016), Document (P2-L32) Statement of Common Ground Plan for Stafford Borough Part 2 Stafford Boundary MOD Protected Area

Details of Main Modification proposed	Summary of proposed changes to Local Plan	Implications of changes for SA findings as set out in the March 2016 SA Report
leisure centre and tennis courts.		<p>10 (health, safety and well-being) and 16 (community identity); it is noted that the overall effects for SA objectives 1, 2, 3, 7 and 10 are likely to be mixed whilst the overall effect on SA objective 16 is likely to be negative.</p> <p>These effects are likely given that removal of this area from within the settlement boundary through the Main Modifications may undermine policy support for the provision of these improved facilities. As such, opportunities to provide improved facilities, which may complement and enhance vitality and viability at the nearby town centre through Policy Stone 1, also allowing for improved employment opportunities and local economic diversity while helping to encourage healthier lifestyle choices and community engagement, may be lost.</p>

Appendix 2

SA matrix for the Main Modification which result in a change to Stone settlement boundary and the findings of the March 2016 SA Report

Policy SB1 (Stone settlement boundary)

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
1 To create high, stable and equitable levels of employment	<p>Will it reduce unemployment levels?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p> <p>Will it increase access to employment opportunities in, or accessible to, rural areas?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	+/-	The identification of the settlement boundary does not itself create employment in Stone or the wider Borough, but it protects areas of existing employment land and allows for additional employment land at Stone Business Park, with a minor positive effect on this SA objective. The revised settlement boundary at Westbridge Park could potentially reduce job opportunities arising from new retail and leisure development given that (through the recommended Main Modification) policy support for improvement to or intensification of the existing leisure facility and new retail provision at this location may be undermined. A minor negative effect is also therefore expected on this SA objective, meaning an overall mixed effect is identified.
2 To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	<p>Will it promote growth in key sectors?</p> <p>Will it encourage inward investment?</p> <p>Will it encourage graduates to return and help to retain skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>	+?/-	The identification of the settlement boundary does not itself create employment in Stone or the wider Borough, but it protects areas of existing employment land and allows for additional employment land at Stone Business Park. Although it is not possible to identify the type of employment which will take place on these sites and the associated job opportunities they will provide it is likely that this will have a minor positive effect on this SA objective. The revised settlement boundary at Westbridge Park would not promote growth within the settlement and would reduce inward investment arising from new retail and leisure development. This effect is likely given that the recommended Main Modification may undermine policy support for improvement to or intensification of the existing leisure facility and new retail provision at the Westbridge Park location. A minor negative effect is therefore also expected on this SA objective meaning an overall mixed effect is identified.
3 To sustain the vitality and viability of Stafford Borough's towns and villages, and their	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services</p>	+/-	Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable and the likely scale of growth anticipated for the town. This sends a positive message to potential visitors and businesses, and the inclusion of additional housing development, for which

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
communities	and facilities? Will it contribute to a quality built environment?		<p>planning permission has been granted subject to s106 agreement, will help to support existing services and facilities.</p> <p>The quality of the built environment will be protected by the application of Policy N1 Design in the Plan for Stafford Borough, which new housing development will need to comply with.</p> <p>It is expected that the exclusion of land from within the settlement boundary at Westbridge Park may however undermine policy support for improvement to or intensification of the existing leisure facility at this location as well as the new retail provision, which is in close proximity to Stone Town Centre. As such a minor negative effect is also expected on this SA objective as the opportunity to attract new businesses and support existing facilities would be lost. Overall a mixed effect on this SA objective has therefore been identified.</p>
4 To support the needs of the local rural economy and communities	Will it increase access to employment opportunities in, or accessible to rural areas? Will it contribute to the provision of affordable housing meets identified local need?	+	<p>Stone is accessible from the surrounding rural areas, and the inclusion of land within the settlement boundary for additional housing development and employment will contribute positively to this objective.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need. The revised settlement boundary is unlikely to change this effect.</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.	Will it reduce the proportion of development within the floodplain? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it result in development that is able to withstand the effects of climate change?	0	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. Whilst the River Trent passes through the centre of Stone and has an identified flood risk, this does not include areas within the settlement boundary. However, tributaries to the east and west are identified as within Flood zone 2 and 3 and lie within the settlement boundary. These areas of flood risk include established parts of the settlement and the Strategic Development Location to the west at Walton Hill. Planning permission has been granted for the development site at Walton Hill, and this will have been granted in line with Policies N1 Design and N2 Climate Change in the Plan for Stafford Borough. The removal of land by Westbridge Park is not expected to greatly affect the risk of flooding in the Borough. Most of this land is within flood zone 2. In addition the provision of leisure and retail uses, which the</p>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
			<p>Council³ has committed to at this location, are classified as 'less vulnerable' uses as per the PPG⁴.</p> <p>Policies in the Local Plan will, in addition, help to ensure that new housing development is protected from and does not worsen the potential for flooding. Policy N2 Climate Change of the Plan for Stafford Borough sets out the requirements for incorporating sustainable urban drainage and reducing contributions to climate change through new development including BREEAM requirements and Zero Carbon Standards.</p> <p>Although the settlement boundary includes land allocated for development in an area of flood risk which has potential for negative effects in relation to this SA objective, the planning permissions would have to be decided in line with the plan policies which would help to mitigate negative effects. Therefore no adverse effects are identified.</p>
<p>6 To ensure that everyone has the opportunity of a decent and affordable home</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>	<p>++?</p>	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing, including areas with existing planning permissions, will contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>Policy C2 Affordable Housing in the Plan for Stafford Borough requires 30% or more of developments of 12 dwellings or more to be affordable housing. The identification of the settlement boundary defining areas where such development will be acceptable will contribute to affordable housing to meet the identified local need. Two sites with planning permission for 33 houses and 92 houses respectively will contribute to the provision of affordable housing in the area.</p> <p>The potential significant positive effect is uncertain because there may be uncertainty in the specific timing of delivering necessary infrastructure due to certain issues including current funding sources. The revised settlement boundary is unlikely to change this effect.</p>
<p>7 To improve opportunities for access for all to work,</p>	<p>Will it result in new developments being located in</p>	<p>+/-</p>	<p>As a larger town, Stone has a good level of public transport provision, and therefore the location of areas of new development within the settlement</p>

³ Stafford Borough Council (2016), Document (P2-L32) Statement of Common Ground Plan for Stafford Borough Part 2 Stafford Boundary MOD Protected Area

⁴ DCLG (2014), Flood Zone and Flood Risk Tables PPG (Reference ID: 7-066-20140306)

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
education, health and local services	<p>areas served by public transport?</p> <p>Will it make access more affordable?</p> <p>Will it improve accessibility to key local services?</p> <p>Will it make access easier for those without access to a car?</p> <p>Will it protect existing key services and facilities?</p>		<p>boundary contributes positively to this objective.</p> <p>The change to the settlement boundary proposed through the Main Modifications would exclude the leisure centre by Westbridge Park and as such may undermine policy support for the provision of improved leisure and community facilities as the site would no longer be in line with Spatial Principle 7 of the Plan for Stafford Borough. Despite existing leisure and community facilities still being provided on this site, there would be an additional minor negative effect in terms of local residents' ability to access new enhanced health and leisure facilities. As such an overall mixed effect is therefore identified for this SA objective.</p>
8 To reduce and prevent crime and reduce fear of crime	<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>	0	<p>Identification of the settlement boundary for Stone will not have an effect on crime levels or the fear of crime. The revised settlement boundary is unlikely to change this effect.</p>
9 To reduce the impact of noise and light pollution	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	-.?	<p>The identification of the settlement boundary for Stone indicates where new housing and employment development will be acceptable. Such new development will have a negative effect on noise and potentially light pollution during construction. Once constructed, there is likely to be increased noise and light pollution through the activities of people in and around their homes and from the operations on the employment sites, and via house and street lighting.</p> <p>However, Policy N1 Design of Plan for Stafford Borough requires the design and layout of new development to take account of noise and light implications, therefore some potential effects may be mitigated therefore the overall effects are uncertain but likely to be negative. The revised settlement boundary is unlikely to change this effect.</p>
10 To improve health, safety	<p>Will it ensure that all people have</p>	+/-	<p>The identification of the settlement boundary in Stone will not directly improve</p>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>and well-being across the whole community</p>	<p>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>		<p>access to greenspace, or high quality health facilities. The revised settlement boundary does not include the Westbridge Park location where the Council⁵ has indicated that improved leisure facilities could be provided. This improved provision of leisure facilities would be in close proximity to the town centre which is to the north west by Crown Street/Stafford Road. The amendment to the settlement boundary through the Main Modifications may undermine policy support for this improved provision. If this improved provision was unable to be delivered it may reduce access to leisure facilities in the Borough in the longer term. As such a minor negative effect is therefore expected on this SA objective.</p> <p>The development of new housing in line with Policy N4 The Natural Environment & Green Infrastructure however requires all new development to be set within a well-designed and maintained attractive green setting, provide a variety of spaces to meet the needs of people and nature and provide safe opportunities for sustainable transport. This policy will ensure that the new housing development indicated to be acceptable by the identification of the settlement boundary for Stone will contribute to improving the health, safety and well-being of the community. As such an overall mixed effect is therefore identified for this SA objective.</p>
<p>11 To reduce societal contributions to climate change</p>	<p>Will it minimise greenhouse gas emissions?</p> <p>Will it reduce carbon dioxide emissions?</p> <p>Will it utilise existing infrastructure?</p> <p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste generation?</p> <p>Will it increase waste recovery</p>	<p>+/-</p>	<p>The potential for new housing and employment land to be delivered within the settlement boundary for Stone will inevitably result in the consumption of materials and resources, and production of waste and carbon dioxide emissions. Although Stone is the second largest centre is served by bus routes to Stafford and the other villages, development will contribute to increased car travel (and therefore greenhouse gas emissions) within the Borough, as new residents are likely to access some jobs and services outside of the town.</p> <p>However, existing policies within the Plan for Stafford Borough such as Policy N2 Climate Change and N1 Design, aim to minimise greenhouse gas emissions and set out the requirements for reducing contributions to climate change through new development. Measures include BREEAM requirements and Zero Carbon Standards, and incorporating sustainable construction and energy conservation techniques into the design. In addition, Policy T1 Transport seeks to achieve a</p>

⁵ Stafford Borough Council (2016), Document (P2-P2) Council Position Statement – Westbridge Park, Stone

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
	and recycling? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it increase energy efficiency? Will it make use of new and clean technologies?		sustainable transport system. Overall, the identification of the settlement boundary for Stone could have a mixed effect on climate change. The revised settlement boundary is unlikely to change this effect.
12 To protect and enhance biodiversity	Will it lead to the protection of designated sites? Will it lead to enhancement of designated sites? Will it result in habitat creation at all scales/Will it conserve and enhance natural/ semi natural habitats? Will it conserve and enhance nationally significant species and habitats? Will it improve biodiversity within urban areas? Will it enhance the wider ecological network and seek to minimise the fragmentation of nature corridors and networks? Will it reduce indirect impacts on designated sites?	+/-?	The settlement boundary at Stone does not impact directly on any designated biodiversity sites. The sites which will be subject to housing development are greenfield sites, which will result in loss of the existing habitats in these locations. The housing site at Walton Hill has record of brown long eared bat, which is a BAP species. However, Policy N4 The Natural Environment & Green Infrastructure provides for the Borough’s natural environment to be protected, enhanced and improved with reference to both designated and non-designated habitats. Any new housing development will need to adhere to this policy, which should help to reduce potential negative effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain. The revised settlement boundary is unlikely to change this effect.
13 To protect and conserve	Will it result in the	-	The areas of new housing and employment land lie within the new settlement

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
soil	<p>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>		<p>boundary and are likely to result in the loss in areas of Best and Most Versatile agricultural land (Grades 1-3a). The information available⁶ does not sub-divide Grade 3 into 3a and 3b (3b is not classed as Best and Most Versatile agricultural land); therefore, it is difficult to ascertain the proportion of Best and Most Versatile agricultural land that will be lost. The settlement boundary does include areas of Grade 2 land, and is likely that some land of this grade is being lost to development.</p> <p>Policy E2 Sustainable Rural Development of the Plan for Stafford Borough does seek to protect Best and Most Versatile agricultural land by encouraging the use of poorer quality land.</p> <p>The exclusion of the leisure centre site by Westbridge Park would remove an area of previously developed land which has been classified as urban land. Redevelopment at this location would be in line with the Spatial Principle 7 (SP7) of the Plan for Stafford Borough which supports maximised use of brownfield sites within the Borough's towns and villages to reduce the need for greenfield sites in the Borough. However, if it is no longer included within the settlement boundary it would be difficult to redevelop this site.</p>
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</p> <p>Will it reduce direct or indirect pollution of the water environment?</p> <p>Is there adequate foul drainage infrastructure?</p> <p>Will it protect floodplain capacity?</p>	-?	<p>The development of housing and employment land will inevitably result in the consumption of water during construction and once the houses are occupied and employment uses operational.</p> <p>There is also potential to affect water quality during construction through pollution and sediment run-off and through effluent discharge once the houses are occupied and businesses operational.</p> <p>However, policies within the Plan for Stafford Borough and other water protection measures implemented and monitored by the Environment Agency will mitigate such effects. Policies include: Policy N2 Climate Change which sets parameters for sustainable drainage to reduce possible impacts on water quality and safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment & Green Infrastructure which seeks the conservation and enhancement of water courses. These policies should help to reduce potential</p>

⁶ Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
	Is there clear opportunity for future maintenance of Sustainable Drainage Systems?		negative effects for water quality, therefore the effects are uncertain. The revised settlement boundary is unlikely to change this effect.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	<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 heritage assets?</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>	+/-?	<p>Stone Conservation Area and the Trent and Mersey Canal Conservation Area lie within the settlement boundary however no designated landscapes or cultural heritage features will be directly affected by the new settlement boundaries. The potential removal of land by Westbridge Park from within the settlement boundary (through the recommended Main Modification) may undermine policy support for improvement to or intensification of the existing leisure facility at this location and new retail provision. This could help to protect the setting of the Stone Conservation Area which is to the north west on the northern side of the Trent and Mersey Canal. The setting of several key listed buildings (including Grade II Listed former warehouse adjoin Trent and Mersey Canal as well as several further Grade II listed Buildings on Stafford Street) could also be protected by this amendment to the settlement boundary. This potential change to the settlement boundary would also help to maintain the openness of Westbridge Park itself (by limiting opportunities for its redevelopment), as such helping to protect local landscape and as well as the established character of the area.</p> <p>There is however still some potential for the provision of new housing development within the settlement boundary in general to affect the quality and character of landscapes and townscapes, historic assets and the built environment. Positive effects might also be achieved in addition to any negative effects through good design, and any new development would have to comply with Policy N1 Design, Policy N8 Landscape Character and N9 Historic Environment in the Plan for Stafford Borough.</p>
16 To create a sense of community identity and belonging	<p>Will it encourage engagement in community activities?</p> <p>Will it lead to a net reduction in the number of people commuting to work outside the Borough?</p>	-	<p>Identification of the settlement boundary for Stone will provide a clear indication of where new development will be acceptable. The boundary includes the Strategic Development Locations for housing and employment to the west of the town.</p> <p>The settlement boundary allows for increased local housing and employment land, providing local employment opportunities. However the overall balance between local employment and commuting outside of the Borough is likely to</p>

Table A.2 Appraisal matrix for Policy SB1 Stone

SA Objectives	Decision-Making Criteria	SA Score	Justification
			<p>reflect current trends and therefore it is unlikely to result in a net reduction in commuting outside of the Borough.</p> <p>The removal of the land at Westbridge Park from within the settlement boundary, which the Council⁷ has committed for the provision of improved leisure facilities as well as community facilities and retail uses, would mean that additional community use may not be provided given that policy support for these improvements may be undermined. As such the opportunity to improve potential for local engagement in community activities may be lost and a minor negative effect is expected on this SA objective.</p>
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Will it improve ethnic relations?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective. The revised settlement boundary is unlikely to change this effect.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Will it increase the ability of people to influence decisions?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective. The revised settlement boundary is unlikely to change this effect.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective. The revised settlement boundary is unlikely to change this effect.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	The identification of the settlement boundary for Stone will have no effect on this SA Objective. The revised settlement boundary is unlikely to change this effect.

⁷ Stafford Borough Council (2016), Document (P2-P2) Council Position Statement – Westbridge Park, Stone

