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# **Plan for Stafford Borough Part 2 Proposals**

## **Sustainability Appraisal Report**

Prepared by LUC  
May 2015

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

**Client:** Stafford Borough Council

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# Plan for Stafford Borough Part 2 Proposals

## Sustainability Appraisal Report

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May 2015

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC BRISTOL  
14 Great George Street  
Bristol BS1 5RH  
Tel:0117 929 1997  
Fax:0117 929 1998  
bristol@landuse.co.uk

Offices also in:  
London  
Glasgow  
Edinburgh



FS 566056  
EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD

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# Non-Technical Summary

## What is sustainability appraisal?

1. This document is the sustainability appraisal of the Plan for Stafford Borough: Part 2 Proposals Stage (June 2015). 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, the primary and secondary retail frontages, protects land for employment use, community facilities and local greenspace and considers the allocation of land for 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 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

## SA Headline Objectives

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. However, as the overall strategy for development is already set out in the adopted Plan for Stafford Borough, and subsequent planning permissions have been granted within the two main towns and key service villages, there are limits to the potential alternative approaches for settlement boundaries, recognised industrial estates boundaries, retail frontages, and gypsy and traveller allocations available at this stage. In summary, reasonable alternatives have only been identified for two elements of the Plan for Stafford Borough Part 2: 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.

### 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 Borough<sup>1</sup>, 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 area<sup>2</sup>.

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

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



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.
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 Stafford<sup>3</sup> 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
<b>Social</b>	
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.

<sup>3</sup> <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
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.
<b>Economic</b>	
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.
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.
<b>Environmental</b>	
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?

20. In relation to the **economic** objectives, all of the policies and settlement boundaries (except RET1 and 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 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.

21. Policy RET1 (option 1) and no RET policy (option 2) both result in a number of mixed effects relating to the provision of employment and access to facilities as a result of the different type of development that the two options are seeking to protect and/or encourage. No negative effects have been identified in relation to the economic objectives.
22. In relation to **social** objectives, overall Policy SB1 has minor 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. The option of allocating a site for gypsy, travellers, and travelling show people is also identified as having a minor positive effect on social objectives in relation to providing homes, which is significant in relation to SA objective 6. Policy SB2 community facilities will also have a significant positive effect in relation to SA objective 7, which seeks to protect existing key services and facilities and improve access to key local services.
23. The settlement boundaries of Policy SB1, Policy SB2 community facilities and the option of allocating a site for gypsy, travellers, and travelling show people, have an overall positive effect in relation to SA objective 20, engendering a sense of civic and neighbourhood values, responsibility and pride. Allocating a site for gypsy, travellers, and travelling show people has an overall minor positive effect in relation to vulnerability to climate change with respect to public well-being, because it would provide more certainty that areas of flood risk are avoided.
24. Delivery of a mixed-use development in Great Haywood comprising housing, a new health centre and enhanced recreation and sports provision could lead to a significant positive effect in relation to SA objective 20 and encouraging engagement in community activities.
25. No negative effects are identified from the policies in relation to the social objectives with the exception of the settlement boundary for the Key Service Village of Weston and the option of leaving gypsy, traveller and travelling show people sites to windfall, which both result in minor negative effects on the social aspect of SA objectives 4 and 6. In the case of Weston, this is because no additional land within the settlement boundary has been identified for housing, therefore the need to contribute to the provision of affordable housing and a mix of housing types will not be met. By not allocating land for the total requirement of pitches for gypsy, traveller and travelling show people, the identified local housing need is less likely to be met.
26. 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). Mixed effects are also identified for Policy RET1 and the option of not including Policy RET1 in relation to improving opportunities for access for all to work, education, health and local services (SA objective 7). This is the result of the range of different types of development that the two options are seeking to protect and/or encourage.
27. Policy SB4 Stafford and Stone protected employment areas and Policy RIE1 have no effect on any social SA objectives (the minor positive effects in relation to SA objective 4 relates to the economic element of the objective).
28. In relation to **environmental** objectives, Policy SB2 community facilities has a minor positive effect in relation to SA objective 11 through the provision of local facilities and services and reducing the need to travel and thereby reducing societal contributions to climate change. Policy SB3 Green Spaces also has a minor positive effect with regard to protecting town character (SA objective 15), through the protection of these areas within the settlements. 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.

29. 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.
30. Negative effects are also identified in relation to the protection and conservation of soil, as Policies SB1 and RIE1 result in the loss of greenfield sites in the majority of settlements. 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.
31. 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.
32. Policy SB4 Stafford and Stone protected employment areas has no effect on any environmental SA objectives, and with the exception of an uncertain effect in relation to SA objective 13 (to protect and conserve soil), neither do the two options for the provision of sites for gypsies, travellers and travelling show people.
33. As no significant negative effects are identified, no potential significant negative in combination effects with other plans have been identified.

#### **How can the potential negative effects be avoided or reduced?**

34. 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.
35. 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?**

36. Indicators for monitoring potential significant sustainability effects arising from the implementation of the Plan for Stafford Borough Part 2 will be developed at later stages of the Plan Part 2 preparation as the Council finalises its monitoring framework, and additional data becomes available from new sources.

#### **What happens next?**

37. This SA Report will be available for consultation alongside the draft Plan for Stafford Borough Part 2 Proposals between the week commencing 1<sup>st</sup> June to the week commencing 13<sup>th</sup> July 2015.
38. Following this consultation the responses relating specifically to the SA Report will be reviewed and addressed as appropriate in the next version of the SA Report. The findings of the Sustainability Appraisal and the outcomes of the consultation will be taken into account by the Council as it prepares the next version of the Plan for Stafford Borough Part 2.

### **How do I respond to the consultation?**

39. Views on the Plan for Stafford Borough Part 2 Proposals and this SA Report are now invited. Consultation documents are available to view on the Council's website:  
[www.staffordbc.gov.uk/forwardplanning](http://www.staffordbc.gov.uk/forwardplanning)
40. Please send your comments to:  
Forward Planning Section  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ
41. Or via email to: [forwardplanning@staffordbc.gov.uk](mailto:forwardplanning@staffordbc.gov.uk)
42. If you have any queries, please contact Stafford Borough Council on 01785 619000.

# 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 emerging Plan for Stafford Borough Part 2.
- 1.2 This report relates to the consultation version of The Plan for Stafford Borough: Part 2 Proposals Stage (June 2015) 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 Directive<sup>4</sup>, 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)<sup>5</sup>. 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 Guidance<sup>6</sup> 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

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<sup>4</sup> SEA Directive 2001/42/EC

<sup>5</sup> Under EU Directives 2011/92/EU and 2014/52/EC concerning EIA

<sup>6</sup> <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 Appraisal<sup>7</sup>.
- 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), the Recognised Industrial Estates and the primary and secondary frontages, and considers 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 draft version of the Plan for Stafford Borough Part 2 (June 2015). **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.

<sup>7</sup> <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><b>Consultation:</b></p> <ul style="list-style-type: none"> <li>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)</li> </ul>	Consultation on the SA Scoping Report for the Stafford Borough Local Plan was undertaken in autumn 2007.
<ul style="list-style-type: none"> <li>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)</li> </ul>	Consultation is being undertaken in relation to the draft Plan for Stafford Borough Part 2 Proposals between the week commencing 1 <sup>st</sup> June to the week commencing 13 <sup>th</sup> July 2015 and will continue to be for all future iterations of the Plan. The current consultation document is accompanied by this SA report.
<ul style="list-style-type: none"> <li>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).</li> </ul>	N/A



SEA Regulation Requirements	Where covered in this SA report
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental 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</li> <li>• the measures decided concerning monitoring (Art. 9)</li> </ul>	To be addressed after the Plan for Stafford Borough Part 2 is adopted.
<p><b>Monitoring</b> 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><b>Quality assurance:</b> 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.
  - **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 updated versions of the review of relevant plans, policies and programmes and the baseline.
- 1.15 The detailed SA matrices for the policy options and boundaries can be found in **Appendix 3**.

## 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**

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

## 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 website<sup>8</sup>).

**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 Options Stage	This SA Report

<sup>8</sup> <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 Borough<sup>9</sup> 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 will continue to be updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Stafford Borough. In this current SA Report, the updated review of relevant plans, policies and programmes is included in **Appendix 1**, the updated 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.

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<sup>9</sup> 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 NVQ4+ 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</p> <p>Number of Vacant units            Target: reduce</p> <p>Rank of centres: Stafford ranked at 147 nationally in 2010            Target: Increase rank</p> <p>Housing densities in town centres            Target: 40-50 dwellings per hectare in town centres</p> <p>Retail land take up rates            Target: Increase</p>	<p>Will it make Stafford Borough more attractive to potential visitors and businesses?</p> <p>Will it support existing services and facilities?</p> <p>Will it contribute to a quality built environment?</p>	<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</p> <p>Availability of affordable homes to accommodate local needs in rural areas            Target: Increase according to identified need</p> <p>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</p> <p>Re-use vacant land and buildings for employment purposes in the rural area            Target: Increase according to identified need</p> <p>Number of facilities located within rural centres            Target: Increase according to identified need</p> <p>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?</p> <p>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</p> <p>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	<p>Number of new developments incorporating a range of transport</p>	<p>Will it result in new developments being located</p>	<p>Population and human</p>

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
for all to work, education, health and local services	<p>options</p> <p>Target: All</p> <p>Disabled access</p> <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>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>	health
8. To reduce and prevent crime and reduce fear of crime	<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>	Population and human health
9. To reduce the impact of noise and light pollution	<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</p>	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	Population and human health



SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	Prevention and Control permits on permitted noise level Public concern over light pollution from residential developments Target: Low % of residents surveyed who are concerned about light pollution		
10. To improve health, safety and well-being across the whole community	Number of Listed Buildings 'at Risk' across the Borough Target: Reduce Number of development sites that lead to the creation and enhancement of open spaces Target: Increase in line with Green Infrastructure Strategy Number of waterside developments which improve accessibility and quality of the water environment Target: All % of residents within 500m (15 minutes' walk) of public open space Target: Increase 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) Air Quality Management Area Target: No air quality management area Number of buildings and vacant land reused Target: Increase Number of developments within town centres incorporating quality landscaping and linkages with the surrounding urban fabric Target: All Hectares of public open space per 1,000 population Target: Increase in line with local standards and Green Infrastructure Strategy	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?	Population and human health
11. To reduce societal contributions to climate	% of new developments producing Travel Plans to encourage use	Will it minimise greenhouse gas emissions?	Air

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
change	<p>of sustainable modes of travel</p> <p>Target: All</p> <p>Length of cycleways</p> <p>Target: Increase</p> <p>Number of new development incorporating water efficiency techniques</p> <p>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 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>Population and human health</p> <p>Climatic Factors</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</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
	<p>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>Target: Increase</p> <p>Quality of rivers, canals and freshwater bodies within the Borough</p> <p>Target: Achieve standards set out by the Water Framework Directive</p>		
13. To protect and conserve soil	<p>Percentage of development on previously developed land</p> <p>Target: Maximise use where possible</p> <p>Area of statutory contaminated land remedied</p> <p>Target: Await Environment Agency Soil Strategy Implementation Plan</p> <p>Area of land converted to organic / agricultural environment schemes</p> <p>Target: Increase</p> <p>Soil degradation</p> <p>Target: Minimise the degradation or loss of soils to new developments</p> <p>Number of developments given planning permission contrary to EA advice</p> <p>Target: No planning permission to be granted contrary to the Environment Agency's advice based on the risk of contamination to underlying groundwater</p>	<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>	Soil
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	<p>Number of developments that do not make efforts to increase water consumption or pollution</p> <p>Target: None / Minimise</p> <p>Quality of rivers, canals and freshwater bodies within the Borough</p> <p>Target: Achieve standards set out by the Water Framework Directive</p> <p>Number of new developments incorporating sustainable drainage</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>	Water

SA Objectives	Indicator and Target	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	<p>systems and other water saving techniques</p> <p>Target: All new development to incorporate water saving measures</p> <p>Number of developments given planning permission contrary to Environment Agency advice based on an unacceptable risk of contamination to 'Controlled Waters'</p> <p>Target: None</p> <p>Number of development proposals which are to dispose of foul waters via a non-mains technique</p> <p>Target: All large developments to dispose via mains</p>	<p>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>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</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
	Green Belt area that do not maintain its openness Target: None Number of people living close to accessible woodland, accessible recreational routes and spaces Target: Increase		
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 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.
- 2.11 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

- 2.12 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 the approach to identifying retail boundaries and sites for gypsies, travellers and travelling show people.
- 2.13 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 were allocated through the Strategic Development Locations included in the Plan for Stafford Borough, committed through planning permissions, or completed.
- 2.14 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 are limits to the potential discrete 'options' available at this stage. The elements of the Plan Part 2 that have been identified for assessment are described in **Table 2.4**, alongside an explanation of the approach to the inclusion of reasonable alternatives for each option. In summary, reasonable alternatives have only been identified for Policy RET1 Retail Boundaries and the proposed approach to not allocate a site for eight pitches for gypsies, travellers and travelling show people, but to leave this to windfall applications.

**Table 2.4: Elements of the Plan for Stafford Borough Part 2 identified for assessment, and reasonable alternatives identified**

Proposed Policy	Reasonable Alternatives?	Approach to the 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 has been used i.e. 13 matrices. These have drawn 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 have considered and referred to the spatial context of the areas included within the settlement boundaries.</p>
<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 has been used to assess the protection of Community Facilities provided by the policy. The SA has drawn 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>
<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</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</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>

Proposed Policy	Reasonable Alternatives?	Approach to the Sustainability Appraisal
<p>circumstances, consistent with the policies for Local Green Spaces and Green Belts set out in the National Planning Policy Framework.</p>	<p>communities.</p> <p>No reasonable alternatives to the principle of the policy have been identified.</p>	<p>reference to specific spaces within the settlement boundaries where they illustrate the effects identified in the SA.</p>
<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 has been 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>
<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 has been 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>
<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</p>	<p>A single matrix has been used to appraise the policy. The SA has drawn 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 refers to specific RIE Boundaries where they illustrate the effects identified in the SA.</p>



Proposed Policy	Reasonable Alternatives?	Approach to the Sustainability Appraisal
	have been identified.	
Gypsies, Travellers and Travelling Show People  No policy is proposed, as the eight remaining pitches are likely to come through windfall proposals that would be assessed against Policy C6 in Part 1 of the Local Plan.	Gypsies, Travellers and Travelling Show People  A reasonable alternative for this section of the Plan Part 2 is to allocate land for the remaining eight pitches.	A single appraisal matrix has been used to assess the sustainability effects of allocating or not allocating land (and leaving proposals to be assessed against Policy C6) for the remaining required pitches.

## SA Stage C: Preparing the Sustainability Appraisal report

- 2.15 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 options and preferred approaches, 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 as it is drafted in full.

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

- 2.16 Stafford Borough Council is inviting comments on the draft Plan for Stafford Borough Part 2 and this SA Report. Both documents are being published on the Council's website for consultation week commencing 1<sup>st</sup> June to week commencing 13<sup>th</sup> July 2015.

## SA Stage E: Monitoring implementation of the Local Plan

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

## Appraisal methodology

- 2.18 The policies and options for the Plan for Stafford Borough Part 2 (June 2015) 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 2.5: 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 <b>significant positive</b> impact on the SA objective(s).
+	The option is likely to have a <b>positive</b> impact on the SA objective(s).
0	The option is likely to have a <b>negligible or no impact</b> on the SA objective(s).
-	The option is likely to have a <b>negative</b> impact on the SA objective(s).
--	The option is likely to have a <b>significant negative</b> impact on the SA objective(s).
?	It is <b>uncertain</b> what effect the option will have on the SA objective(s), due to a lack of data.
+/-	The option is likely to have a <b>mixture of positive and negative impacts</b> on the SA objective(s).

- 2.19 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.).
- 2.20 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.
- 2.21 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**

- 2.22 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), the Recognised Industrial Estates and the primary and secondary frontages, and consider the allocation of 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.
- 2.23 In order to ensure consistency within the SA, the appraisals of the settlement and RIE boundaries 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 and RIE boundaries 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 settlement/RIE boundaries in this SA report (albeit at a more strategic level of assessment).

## Difficulties Encountered

- 2.24 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.
- 2.25 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 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)<sup>10</sup>. The updated baseline information is presented in **Appendix 2**.

## Context for the Plan for Stafford Borough Part 2

- 3.15 The most recent SA Report<sup>11</sup> 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 Borough<sup>12</sup>, 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 area<sup>13</sup>.
- 3.19 According to the Heritage Counts datasets<sup>14</sup> for 2013/2014, Stafford has:
- 30 Conservation Areas.

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<sup>10</sup> <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.)

<sup>11</sup> 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>

<sup>12</sup> 2011 Census <http://www.ons.gov.uk/ons/index.html>

<sup>13</sup> Stafford Biodiversity Strategy (2012-2015) <http://www.staffordbc.gov.uk/live/Documents/Policy%20and%20Plans/Bio-Diversity-Strategy-2012-2015.pdf>

<sup>14</sup> 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
<b>Social</b>	
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.
<b>Economic</b>	
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.
<b>Environmental</b>	
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 and options for the Plan for Stafford Borough Part 2.

4.2 The likely effects of the policies, boundaries and options are summarised below in line with the sections in which they appear in the draft 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 Community Facilities.
- Policy SB3 Protected Local Green Spaces.
- Policy SB4 Stafford and Stone Protected Employment Areas.
- Policy RET 1:
  - Option 1: include retail frontage policies for Stafford and Stone.
  - Option 2: do not include a retail frontages policy for Stafford and Stone.
- Policy RIE1 Recognised Industrial Estate boundaries (for Hixon RIE, Hixon Airfield RIE, Ladfordfields RIE, Pasturefields RIE, Raleigh Hall RIE).
- Gypsy, traveller and travelling show people:
  - Option 1: leave the 8 pitch requirement to windfall.
  - Option 2: allocate a site for the remaining 8 pitch requirement.

### 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.
- 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.
- 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 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 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.

- 4.21 In the Key Settlement Village of Great Haywood, the draft neighbourhood plan is considering an option to include an area of land within the settlement boundary for a mixed-use development. Should this option be carried forward, there would be a minor positive effect on SA objectives 1, 2 and 4, because it would contribute 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.
- 4.22 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, townscape** 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.
- 4.23 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.
- 4.24 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, there is judged to be a minor negative effect 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.
- 4.25 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
						Option with mixed-use	Option without mixed-use							
1. To create high, stable and equitable levels of employment	+	+	0	0	0	+	0	0	0	0	0	0	0	0
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	+	+?	0	0	0	+	0	0	0	0	0	0	0	0
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	+	+	+	+	+	+	+	+	+	0	+	+	+	+
4. To support the needs of the local rural economy and communities	+	+	+	+	+	+	+	0	0	-	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0
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	+	+	+	+	+	+	+	+	+	0	+	+	+	+
8. To reduce and prevent crime and reduce fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To reduce the impact of noise and light pollution	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?

SA objectives	Stafford	Stone	Eccleshall	Gnosall	Hixon	Great Haywood		Little Haywood / Colwich	Haughton	Weston	Woodseaves	Barlaston	Tittensor	Yarnfield
						Option with mixed-use	Option without mixed-use							
10. To improve health, safety and well-being across the whole community	+	+	+	+	+	+	+	+	+	0	+	+	+	+
11. To reduce societal contributions to climate change	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-
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	+/-?	+/-?	+/-?	+/-?	+/-?	-?	-?	-?	+/-	+	+/-?	+/-?	+/-?	+/-?
16. To create a sense of community identity and belonging	0	0	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+/-?	+/-?
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA objectives	Stafford	Stone	Eccleshall	Gnosall	Hixon	Great Haywood		Little Haywood / Colwich	Haughton	Weston	Woodseaves	Barlaston	Tittensor	Yarnfield
						Option with mixed-use	Option without mixed-use							
19. To encourage a strong, inclusive, community and voluntary sector	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20. To engender a sense of civic and neighbourhood values, responsibility and pride	0	0	+	+	+	++	+	+	+	0	+	+	+	+

## Policy SB2 Protected Community Facilities

- 4.26 The detailed SA matrix for Policy SB2 can be found in **Appendix 3** and the scores are summarised in **Table 4.2** below.
- 4.27 This policy designates areas as protected community facilities, and seeks to prevent their change of use to a non-community use.

### *Summary of SA findings*

- 4.28 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 and improving access to local services (SA objectives 3 and 7). 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 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	0
11. To reduce societal contributions to climate change	+
12. To protect and enhance biodiversity	0
13. To protect and conserve soil	0
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	+



	Policy SB2
<b>SA objectives</b>	
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 Protected Local Green Spaces

- 4.29 The detailed SA matrix for Policy SB3 can be found in **Appendix 3** and the scores are summarised in **Table 4.3** below.
- 4.30 This policy designates sites which are identified as having specific local green space value. These spaces must be close to their community, be demonstrably special or hold particular local significance, and be local in character.

### *Summary of SA findings*

- 4.31 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 has 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 is unlikely to affect most of the SA objectives and no negative effects are identified.

**Table 4.3: Summary of SA scores for Protected Local Green Spaces**

	Policy SB3
<b>SA objectives</b>	
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	0
8. To reduce and prevent crime and reduce fear of crime	0
9. To reduce the impact of noise and light pollution	0

	Policy SB3
<b>SA objectives</b>	
10. To improve health, safety and well-being across the whole community	+
11. To reduce societal contributions to climate change	0
12. To protect and enhance biodiversity	0
13. To protect and conserve soil	0
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	+
16. To create a sense of community identity and belonging	0
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 SB4 Stafford and Stone Protected Employment Areas

- 4.32 The detailed SA matrix for Policy SB4 can be found in **Appendix 3** and the scores are summarised in **Table 4.4** below.
- 4.33 This policy establishes the sole use of land allocated for employment in Stafford and Stone for this purpose.

### *Summary of SA findings*

- 4.34 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, 3 and 4). Depending on the nature of employment uses, the impact on economic diversity and competitiveness is uncertain. The policy is unlikely to affect the rest of the SA objectives and no negative effects are identified.

**Table 4.4: Summary of SA scores for Stafford and Stone Protected Employment Areas**

	Policy SB4
<b>SA objectives</b>	
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	?

	Policy SB4
<b>SA objectives</b>	
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	0
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	0
12. To protect and enhance biodiversity	0
13. To protect and conserve soil	0
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	0
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 RET1 Retail frontages

- 4.35 The detailed SA matrix for Policy RET1 can be found in **Appendix 3** and the scores are summarised in **Table 4.5** below.
- 4.36 The aim of Policy E8 in the Plan for Stafford Borough is to support appropriate new retail, commercial and service development in order to maintain the vitality and viability of town and village centres, provide services as locally as possible, and minimise the need to shop by car. While the town centres and primary shopping areas for Stafford and Stone were identified on the inset maps in the Plan for Stafford Borough, primary and secondary frontages were not specifically identified, and the need or not for this was to be considered through Part 2 of the Plan for Stafford Borough.

- 4.37 Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
- 4.38 The draft Plan for Stafford Borough Part 2 identifies the primary and secondary frontages within the primary shopping areas for Stafford and Stone on two maps in Section 3 of the document. The proposed Policy RET1 recognises that uses such as A2 (Financial and professional services), A3 (Restaurants and cafés) and A4 (Drinking establishments) can broaden the range of activities in the town centre but that it is necessary to maintain a critical mass of shops (A1 uses) to maintain ongoing vitality and viability of the centres. Therefore, Policy RET1 proposes a 50% threshold for the proportion of A1 uses within the defined shopping frontages (primary and secondary) of Stafford and Stone, such that if a proposal would result in the proportion of A1 uses in the relevant frontage falling below 50%, it would not be acceptable. This is described here as Option 1.
- 4.39 The identified alternative is not to include a policy restricting the types of retail uses within primary and secondary frontage areas for Stafford and Stone (Option 2).

*Summary of SA findings*

- 4.40 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) is 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.
- 4.41 The option is 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. There is likely to be a mixed effect 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 is unlikely to affect the rest of the SA objectives and no negative effects are identified.
- 4.42 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 will mean there is no restriction on the level of other uses within the town centre, which will facilitate a greater level of diversity within the centres. Therefore it could 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.
- 4.43 In a similar way to Option 1, a mixed effect is 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 is unlikely to affect the rest of the SA objectives.

**Table 4.5: Summary of SA scores for Stafford and Stone Retail Frontages**

SA objectives	RET 1 Option 1	No policy Option 2
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	+/-	+/-

SA objectives	RET 1 Option 1	No policy Option 2
4. To support the needs of the local rural economy and communities	0	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	0
6. To ensure that everyone has the opportunity of a decent and affordable home	0	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	0
9. To reduce the impact of noise and light pollution	+/-	+/-
10. To improve health, safety and well-being across the whole community	0	0
11. To reduce societal contributions to climate change	+?	-?
12. To protect and enhance biodiversity	0	0
13. To protect and conserve soil	0	0
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	0	0
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	0	0
16. To create a sense of community identity and belonging	0	0
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	0	0
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	0	0
19. To encourage a strong, inclusive, community and voluntary sector	0	0
20. To engender a sense of civic and neighbourhood values, responsibility and pride	0	0

## Policy RIE1 Recognised Industrial Estates

- 4.44 The detailed SA matrix for Policy RIE1 can be found in **Appendix 3** and the scores are summarised in **Table 4.6** below.
- 4.45 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 draft Plan Part 2 (Policy SB1) and the protected employment areas in Policy SB4. 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.

- 4.46 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:
- a. Light industrial (B1), excluding B1 offices, general industrial (B2), storage and distribution (B8), or appropriate waste management uses;
  - b. A limited element of retailing where this is ancillary to another main use under (a);
  - c. Services, facilities and works specifically provided for the benefit of businesses based on, or workers employed within, the Recognised Industrial Estate;
  - d. 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.

### Summary of SA findings

- 4.47 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).
- 4.48 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).
- 4.49 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 4.6: 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	+

SA objectives	Policy RIE1
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	0
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

## Gypsy, Travellers and Travelling Show People

- 4.50 There is no policy currently proposed in the draft Plan for Stafford Borough Part 2 relating to the remaining requirement for eight pitches to provide accommodation for gypsy, travellers and travelling show people. The proposed approach is to leave the remaining requirement of 8 pitches to windfall applications (Option 1). The identified reasonable alternative is to allocate a site for the remaining requirement for 8 pitches (Option 2).

### *Summary of SA findings*

- 4.51 Overall the proposed approach of leaving the remaining gypsy, travellers and travelling show people site requirements to windfall (Option 1) could 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.

- 4.52 By contrast, seeking to allocate the remaining 8 pitch requirement (Option 2) will 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.
- 4.53 While both options would not have any effect on a number of the SA objectives, it is 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 yet known.

**Table 4.7: Summary of SA scores for Option 1 leaving 8 pitch requirement to windfall and Option 2 allocating a site**

SA objectives	Windfall Option 1	Allocation Option 2
1. To create high, stable and equitable levels of employment	0	0
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	0	0
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	0	0
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	-	++
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	0
9. To reduce the impact of noise and light pollution	0	0
10. To improve health, safety and well-being across the whole community	0	0
11. To reduce societal contributions to climate change	0	0
12. To protect and enhance biodiversity	0	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	0
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character	0	0
16. To create a sense of community identity and belonging	0	0
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising	-	+



<b>SA objectives</b>	<b>Windfall Option 1</b>	<b>Allocation Option 2</b>
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	0	0
19. To encourage a strong, inclusive, community and voluntary sector	0	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 policy options and boundaries in the draft Plan for Stafford Borough Part 2. This enables an assessment to be made of the likely significant 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 SB4. 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 SB4). 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 and RIE1, potential effects on the soil resource and 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 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. 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 Matrix scores**

SA objectives	Social, Economic or Environmental objective	Stafford	Stone	Eccleshall	Gnosall	Hixon	Great Haywood		Little Haywood / Colwich	Haughton	Weston	Woodseaves	Barlaston	Tittensor	Yarnfield	Policy SB2 community facilities	Policy SB3 Green spaces	Policy SB4 Stafford and Stone protected employment areas	RET 1 Option 1	No RET Policy Option 2	Policy RIE1	Gypsy sites windfall Option 1	Gypsy allocation Option 2
							Option with mixed-use	Option without mixed-use															
1. To create high, stable and equitable levels of employment	Econ	+	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0
2. To ensure high and stable level of economic diversity and competitiveness that recognises social and environmental issues	Econ	+	+?	0	0	0	+	0	0	0	0	0	0	0	0	0	0	?	+/-	+/-	+	0	0
3. To sustain the vitality and viability of Stafford Borough's towns and villages, and their communities	Econ	+	+	+	+	+	+	+	+	0	+	+	+	+	+	++	+	+	+/-	+/-	+/-	0	0
4. To support the needs of the local rural economy and communities	Econ Social	+	+	+	+	+	+	+	0	0	-	0	0	0	+	0	0	+	0	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	Social Econ Env	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
6. To ensure that everyone has the opportunity of a decent and affordable home	Social	++	++	++	++	++	++	++	+	+	-	+	+	+	++	0	0	0	0	0	0	-	++
7. To improve opportunities for access for all to work, education, health and local services	Social	+	+	+	+	+	+	+	+	+	0	+	+	+	+	++	0	0	+/-	+/-	0	?	?
8. To reduce and prevent crime and reduce fear of crime	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To reduce the impact of noise and light pollution	Env	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0	+/-	+/-	0	0	0
10. To improve health, safety and well-being across the whole community	Social	+?	+	+?	+?	+?	+	+?	+?	+?	0	+?	+?	+?	+?	0	+	0	0	0	0	0	0
11. To reduce societal contributions to climate change	Env	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	0	+	-?	+/-	0	0
12. To protect and enhance biodiversity	Env	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+	+	0	0	0	0	0	0	0	0
13. To protect and conserve soil	Env	-	-	-	-	-?	-	-	-?	-?	+	-?	-?	+	+	0	0	0	0	0	-	?	?
14. To protect and enhance water quality of the Borough's rivers whilst maximising their carrying capacity through achieving sustainable water resource management	Env	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?	0	0	0	0	0	0	0	0
15. To protect, enhance and, where necessary, restore designated	Env	+/-?	+/-?	+/-?	+/-?	+/-?	-?	-?	-?	+/-	+	+/-?	+/-?	+/-?	+/-?	0	+	0	0	0	0	0	0

SA objectives	Social, Economic or Environmental objective	Stafford	Stone	Eccleshall	Gnosall	Hixon	Great Haywood		Little Haywood / Colwich	Haughton	Weston	Woodseaves	Barlaston	Tittensor	Yarnfield	Policy SB2 community facilities	Policy SB3 Green spaces	Policy SB4 Stafford and Stone protected employment areas	RET 1 Option 1	No RET Policy Option 2	Policy RIE1	Gypsy sites windfall Option 1	Gypsy allocation Option 2
							Option with mixed-use	Option without mixed-use															
landscape areas and town character, scenic beauty, local distinctiveness, historic and cultural character																							
16. To create a sense of community identity and belonging	Social	0	0	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+/-?	+/-?	+	0	0	0	0	?	0	0
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	+
18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19. To encourage a strong, inclusive, community and voluntary sector	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0
20. To engender a sense of civic and neighbourhood values, responsibility and pride	Social	0	0	+	+	+	++	+	+	+	0	+	+	+	+	+	0	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 All of the policies and settlement boundaries (except RET1 and 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 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.

#### *Likely negative effects*

- 5.8 Although there are two potential minor negative effects identified for SA objective 4 (supporting the needs of the local rural economy and communities), these relate to the social component of SA objective 4 as the option of leaving gypsy, traveller and travelling show people sites to windfall, is less likely to provide for identified local housing need, and the settlement boundary for Weston does not identify additional land for new housing development in the village. Therefore, the Plan for Stafford Borough Part 2 is not likely to have any negative effects on the economic objectives.

#### *Likely mixed effects*

- 5.9 Policy RET1 (option 1) and no RET policy (option 2) both result in a number of mixed effects relating to the provision of employment and access to facilities as a result of the different type of development that the two options are seeking to protect and/or encourage.

### 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*

- 5.10 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. The option of allocating a site for gypsy, travellers, and travelling show people is also identified as having a minor positive effect on social objectives in relation to providing homes, which is significant in relation to SA objective 6. Policy SB2 community facilities will also have a significant positive effect in relation to SA objective 7, which seeks to protect existing key services and facilities and improve access to key local services.
- 5.11 The settlement boundaries of Policy SB1, Policy SB2 community facilities and the option of allocating a site for gypsy, travellers, and travelling show people, have an overall positive effect in relation to SA objective 20, engendering a senses of civic and neighbourhood values, responsibility and pride. Allocating a site for gypsy, travellers, and travelling show people has an overall minor positive effect in relation to vulnerability to climate change with respect to public well-being, because it would provide more certainty that areas of flood risk are avoided.
- 5.12 Delivery of a mixed-use development in Great Haywood comprising housing, a new health centre and enhanced recreation and sports provision could lead to a significant positive effect in relation to SA objective 20 and encouraging engagement in community activities.

#### *Likely negative effects*

- 5.13 No negative effects are identified from the policies in relation to the social objectives with the exception of the settlement boundary for the Key Service Village of Weston and the option of leaving gypsy, traveller and travelling show people sites to windfall, which both result in minor negative effects on SA objectives 4 and 6. In the case of Weston, this is because no additional land within the settlement boundary has been identified for housing, therefore the need to contribute to the provision of affordable housing and a mix of housing types will not be met. By not allocating land for the total requirement of pitches for gypsy, traveller and travelling show people, the identified local housing need is less likely to be met.

#### *Mixed effects*

- 5.14 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). Mixed effects are also identified for Policy RET1 and the option of not including Policy RET1 in relation to improving opportunities for access for all to work, education, health and local services (SA objective 7). This is the result of the range of different types of development that the two options are seeking to protect and/or encourage.
- 5.15 Policy SB4 Stafford and Stone protected employment areas and Policy RIE1 have no effect on any social SA objectives (the minor positive effects in relation to SA objective 4 relates to the economic element of the objective).

## 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

### *Likely positive effects*

- 5.16 Policy SB2 community facilities has a minor positive effect in relation to SA objective 11 through the provision of local facilities and services and reducing the need to travel and thereby reducing societal contributions to climate change. Policy SB3 Green Spaces also has a minor positive effect with regard to protecting town character (SA objective 15), through the protection of these areas within the settlements. 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*

- 5.17 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.
- 5.18 Negative effects are also identified in relation to the protection and conservation of soil, as Policies SB1 and RIE1 result in the loss of greenfield sites in the majority of settlements. 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*

- 5.19 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.
- 5.20 Policy SB4 Stafford and Stone protected employment areas has no effect on any environmental SA objectives, and with the exception of an uncertain effect in relation to SA objective 13 (to protect and conserve soil), neither do the two options for the provision of sites for gypsies, travellers and travelling show people.

## Recommendations

- 5.21 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.
- 5.22 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.
- 5.23 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 Planning Advisory Service guidance on SA 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. As the Plan for Stafford Borough Part 2 is still at an early stage in its preparation, the predicted sustainability effects of the final Plan Part 2 may be different from those predicted for the initial boundary and policy options in this SA Report. As the boundary and policy options are refined in the subsequent version of the Plan for Stafford Borough Part 2, their sustainability effects will be updated to reflect any revised policies and/or boundaries.
- 6.4 The monitoring framework for the Plan for Stafford Borough Part 2 itself has not yet been developed by Stafford Borough Council, but it is assumed that once developed, indicators will resemble those proposed in the Council's monitoring framework for the adopted Plan for Stafford Borough (2014), as the collection of data will already be undertaken by the Council. The suggested framework for monitoring potential significant sustainability effects arising from the implementation of the adopted Plan for Stafford Borough is presented in Table 13 of the Adoption SA Report (June 2014)<sup>15</sup>.
- 6.5 Indicators for monitoring potential significant sustainability effects arising from the implementation of the Plan for Stafford Borough Part 2 will be developed at subsequent stages of the Plan Part 2 preparation as the Council finalises its monitoring framework, and additional data becomes available from new sources.

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<sup>15</sup> 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 made as a result of the SA.

### Next Steps

- 7.2 This SA Report will be available for consultation alongside the Plan for Stafford Borough Part 2 between the week commencing 1<sup>st</sup> June to the week commencing 13<sup>th</sup> July 2015.
- 7.3 Following this consultation the responses will be reviewed and addressed as appropriate. The findings of the SA and the outcomes of the consultation will be taken into account by the Council as it prepares the next iteration of the Plan for Stafford Borough Part 2, the submission version. The SA will then be updated to reflect that version of the Plan for Stafford Borough Part 2 and further consideration will be given to potential mitigation measures as well as the approach to monitoring the likely significant effects of the plan.

LUC  
May 2015

# **Appendix 1 Updated Review of Plans, Policies and Programmes**

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
<b>INTERNATIONAL</b>		
<b>European</b>		
<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.	<b>Requirements of the Directive must be met in Sustainability Appraisals. Table 2.2 describes where in this SA Report the requirements have been met.</b>
<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"> <li>• Creation of protected areas.</li> <li>• Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</li> <li>• Re-establishment of destroyed biotopes.</li> <li>• Creation of biotopes.</li> </ul>	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
<b>Other International</b>		
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.
<b>NATIONAL</b>		
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
<b>White Papers</b>		
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
<b>Policies and Strategies</b>		
DCLG (2012) Planning Policy for Traveller Sites	Government's aims in respect of traveller sites are: <ul style="list-style-type: none"> <li>• That local planning authorities should make their own assessment of need for the purposes of planning.</li> <li>• To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.</li> <li>• To encourage local planning authorities to plan for sites over a reasonable timescale.</li> <li>• That plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>• To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.</li> <li>• 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.</li> <li>• To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.</li> <li>• To reduce tensions between settled and traveller communities in plan-making and planning decisions.</li> <li>• To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.</li> <li>• For local planning authorities to have due regard to the protection of local amenity and local environment.</li> </ul>	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>	Includes an overall mission for the next decade, which is: <ul style="list-style-type: none"> <li>• To halt overall biodiversity loss.</li> <li>• Support healthy, well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</li> </ul> Actions to be taken include: <ul style="list-style-type: none"> <li>• 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.</li> <li>• Getting more children learning outdoors, removing barriers and increasing schools' abilities to teach outdoors.</li> <li>• Establishing a new green areas designation, empowering communities</li> <li>• to protect local environments that are important to them.</li> </ul>	SA objective 12

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	<ul style="list-style-type: none"> <li>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.</li> </ul>	
DEFRA (2011) <i>Securing the Future: Delivering UK Sustainable Development Strategy</i>	<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"> <li>sustainable consumption and production;</li> <li>climate change and energy;</li> <li>natural resource protection and environmental enhancement; and</li> <li>sustainable communities.</li> </ul> <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"> <li>Reduce road congestion - to deliver goods quickly, efficiently and reliably by rail and help to reduce congestion on our roads;</li> <li>Reduce carbon emissions - to meet the Government's vision for a greener transport system as part of a low carbon economy;</li> <li>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;</li> <li>Support growth and create employment - through the transfer of freight from road to rail, where this is practical and economic.</li> </ol>	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"> <li>1. to create the most competitive tax system in the G20;</li> <li>2. to make the UK one of the best places in Europe to start, finance and grow a business;</li> <li>3. to encourage investment and exports as a route to a more balanced economy; and</li> <li>4. to create a more educated workforce that is the most flexible in Europe.</li> </ol>	
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"> <li>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.</li> <li>o Help householders, businesses and communities better understand and manage the flood and coastal erosion risks they face.</li> <li>o Respond better to flood incidents and during recovery, and to coastal erosion.</li> <li>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.</li> <li>o Invest in actions that benefit communities who face the greatest risk, but who are least able to afford to help themselves.</li> <li>• Put sustainability at the heart of the actions we take, so that we work with nature and benefit the environment, people and the economy.</li> </ul>	SA objective 5 and 14.
<b>Legislation</b>		
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	SA objective 10

Policy/Plan/Programme/Strategy	Objectives or Requirements	Addressed by SA objectives?
	consultation where the rights of the individual may be affected by these measures.	
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)<sup>16</sup>, 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'.<sup>17</sup> 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.

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<sup>16</sup> <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.)

<sup>17</sup> <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.<sup>18</sup>

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.<sup>19</sup> 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.<sup>20</sup>

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

<sup>18</sup> <https://www.gov.uk/government/collections/english-indices-of-deprivation> Note: the 2015 Indices of Deprivation are scheduled for release July 2015

<sup>19</sup> <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

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

the estimated need.

- 7.4 Homelessness action under the homelessness provisions of the Housing Acts in the financial year 2013/2014<sup>21</sup>, 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.
- 7.5 Homelessness in Stafford Borough showed a decreasing trend between 2005 and 2010<sup>22</sup>.

Homelessness in Stafford has shown a decreasing trend.

### Gypsy and Travellers

The Gypsy and Traveller Accommodation Needs Assessment (GTAA) (2012)<sup>23</sup> 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 cycle<sup>24</sup>. 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

<sup>21</sup> 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>

<sup>22</sup> Stafford Borough Council Homelessness Review 2010 <http://www.staffordbc.gov.uk/live/Documents/Housing/Homlessness-Review-2010.pdf>

<sup>23</sup> 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>

<sup>24</sup> Travel time in minutes for access to key services based on 2013 Accessibility Statistics (published 2014) <http://www.accesstoservices.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 2015<sup>25</sup>. 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)<sup>26</sup>. 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)<sup>27</sup> 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:

<sup>25</sup> Health and Wellbeing profile for Stafford 2015 <http://www.staffordshireobservatory.org.uk/documents/Health-Profiles/2015/Health-and-wellbeing-profile-for-Stafford-2015.pdf>

<sup>26</sup> 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>

<sup>27</sup> 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 and 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.<sup>28</sup>

#### 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 crime<sup>29</sup>

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.<sup>30</sup>

<sup>28</sup> Extrapolated from [http://www.ukcrimestats.com/Police\\_Force/Staffordshire\\_Police](http://www.ukcrimestats.com/Police_Force/Staffordshire_Police)

<sup>29</sup> 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 2012/2013<sup>31</sup>:

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

<sup>30</sup> Department for Transport statistics <https://www.gov.uk/government/statistical-data-sets/road-accidents-and-safety-statistical-tables-index>

<sup>31</sup> <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 England<sup>32</sup>**

					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

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<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 – 2031<sup>33</sup>. 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 2013/14<sup>34</sup>.

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.

<sup>33</sup> 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>

<sup>34</sup> 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, Motte 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 Motte 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 Motte 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 sites<sup>35</sup>*

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.

<sup>35</sup> <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 2013<sup>36</sup>

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

<sup>36</sup> <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.<sup>37</sup> 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 Study<sup>38</sup>. 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

<sup>37</sup> UK Climate Projections Key findings summary spreadsheet <http://ukclimateprojections.metoffice.gov.uk/21708?projections=23754>

<sup>38</sup> Southern Staffordshire outline Water Cycle Study Final Report (2010) [http://www.sstaffs.gov.uk/PDF/WCS\\_Final.pdf](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.<sup>39</sup>

The South Staffordshire, Cannock Chase, Lichfield and Stafford Strategic Flood Risk Assessment (2014)<sup>40</sup> 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

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<sup>39</sup>Annual Monitoring Report 2013/14 <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

<sup>40</sup> 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 identified<sup>41</sup>.

The quality of the land and of the soils need to be 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 Stafford<sup>42</sup> 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.

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 2013/14<sup>43</sup>

<sup>41</sup> <http://www.staffordbc.gov.uk/foi-contaminated-land-register#Response>

<sup>42</sup> <http://www.magic.gov.uk/MagicMap.aspx>

<sup>43</sup> <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.<sup>44</sup>.

	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.<sup>45</sup>

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 2013/14<sup>46</sup>. 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,

<sup>44</sup> 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>

<sup>45</sup> <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Monitoring/Annual-Monitoring-Report-2014.pdf>

<sup>46</sup> 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.<sup>47</sup>

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 risk<sup>48</sup>:

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

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<sup>47</sup> Source: <http://www.staffordbc.gov.uk/listed-buildings>

<sup>48</sup> <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	<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 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	<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 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 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</p>	+	<p>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, and the inclusion of additional housing development at the Strategic Development locations to the north and west of the town will help to support existing services and facilities.</p> <p>The quality of the built environment will be protected by the application of Policy</p>

**Table A.1 Appraisal matrix for Policy SB1 Stafford**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	environment?		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	<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>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.</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 climate change?</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 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>
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</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.</p>

**Table A.1 Appraisal matrix for Policy SB1 Stafford**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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 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.
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 Stafford 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>	-?	<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>

**Table A.1 Appraisal matrix for Policy SB1 Stafford**

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>+?</p>	<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 &amp; 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>
<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>



**Table A.1 Appraisal matrix for Policy SB1 Stafford**

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 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 &amp; 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 Cannock Chase SAC, including provision of Suitable Alternative Natural Greenspace.</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>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 available<sup>49</sup> 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>
14 To protect and enhance water quality of the Borough's rivers whilst maximising their carrying	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and</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>

<sup>49</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
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**Table A.1 Appraisal matrix for Policy SB1 Stafford**

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>capacity through achieving sustainable water resource management</p>	<p>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?</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 &amp; 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?                      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?</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?                      Will it lead to a net reduction in the number of people commuting</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>

**Table A.1 Appraisal matrix for Policy SB1 Stafford**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	to work outside the Borough?		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.
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 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</p>	+	<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 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</p>

**Table A.2 Appraisal matrix for Policy SB1 Stone**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	environment?		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	<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 effects are identified.</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>	++	<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</p>

**Table A.2 Appraisal matrix for Policy SB1 Stone**

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>		<p>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>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>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>
<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 Stone will not have an effect on crime levels or the fear of crime.</p>
<p>9 To reduce the impact of noise and light pollution</p>	<p>Will it reduce direct pollution?</p> <p>Will it reduce indirect pollution (e.g. increased traffic)?</p>	<p>-?</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</p>

**Table A.2 Appraisal matrix for Policy SB1 Stone**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			are uncertain but likely to be negative.
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 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 &amp; 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.</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 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>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 sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Stone could have a mixed effect on climate change.</p>
12 To protect and enhance biodiversity	<p>Will it lead to the protection of designated sites?</p>	+/-?	<p>The settlement boundary at Stone does not impact directly on any designated biodiversity sites. The sites which will be subject to housing development are</p>

**Table A.2 Appraisal matrix for Policy SB1 Stone**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>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.</p> <p>However, Policy N4 The Natural Environment &amp; 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>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 available<sup>50</sup> 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</p>	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water</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</p>

<sup>50</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
SA of the Plan for Stafford Borough Part 2



**Table A.2 Appraisal matrix for Policy SB1 Stone**

SA Objectives	Decision-Making Criteria	SA Score	Justification
achieving sustainable water resource management	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?		pollution and sediment run-off and through effluent discharge once the houses are occupied and businesses operational. 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 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?	+/-?	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.
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	0	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. The settlement boundary allows for increased local housing and employment land

**Table A.2 Appraisal matrix for Policy SB1 Stone**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	to work outside the Borough?		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.
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.
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	<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 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	<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 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 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>	+	<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.</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</p>

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			need to comply with.
<p>4 To support the needs of the local rural economy and communities</p>	<p>Will it increase access to employment opportunities in, or accessible to rural areas?</p> <p>Will it contribute to the provision of affordable housing meets identified local need?</p>	+	<p>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.</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>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>	<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 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.</p> <p>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.</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 Eccleshall itself will have no effect on this SA Objective.</p>
<p>6 To ensure that everyone has the opportunity of a</p>	<p>Will it contribute to the provision of affordable housing which</p>	++	<p>Identification of the settlement boundary for Eccleshall will provide a clear indication of where new development will be acceptable. Inclusion of additional</p>

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

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 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 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 Eccleshall 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 (e.g. increased traffic)?</p>	-?	<p>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.</p>

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			<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 Eccleshall will not improve access to high quality health facilities in the village or wider borough. However, Policy N4 The Natural Environment &amp; 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.</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>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</p>	<p>+/-</p>	<p>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 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>

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	clean technologies?		
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 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 &amp; 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>
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>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 available<sup>51</sup> 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</p>

<sup>51</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
SA of the Plan for Stafford Borough Part 2

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			housing when determining planning applications.
<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 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 &amp; 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>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>



**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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 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 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 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?	+	<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</p>

**Table A.3 Appraisal matrix for Policy SB1 Eccleshall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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	<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 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	<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 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 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>	+	<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.</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</p>

**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			need to comply with.
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 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.</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>
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 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.</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 Gnosall itself will have no effect on this SA Objective.</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> <p>Will it reduce homelessness?</p> <p>Will it increase the range and</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 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</p>

**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>affordability of housing for all social groups?</p> <p>Will it reduce the number of vacant properties?</p>		will be acceptable will contribute to affordable housing to meet the identified local need.
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>	+	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.
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 Gnosall 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>	-?	<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>
10 To improve health, safety and well-being across the	<p>Will it ensure that all people have access to public open space</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

**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
whole community	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?		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.  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 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 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.  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.  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	+/-?	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

**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>locations.</p> <p>However, Policy N4 The Natural Environment &amp; 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>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</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>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</p>

**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
water resource management	<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>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 &amp; 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 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>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 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>
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 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;</p>



**Table A.4 Appraisal matrix for Policy SB1 Gnosall**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Gnosall 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 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 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>	+	<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 two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE, will 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</p>

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			need to comply with.
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 Hixon 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 west and north of the village near Hixon Airfield RIE, 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 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>
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 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.</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 Hixon itself will have no effect on this SA Objective.</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> <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</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 two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE, 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>

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

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>	+	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 two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE, 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.
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 Hixon 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>	-?	<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 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</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

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>greenspace?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</p>		<p>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>
<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 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 sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Hixon 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</p>	<p>+/-?</p>	<p>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.</p>

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>However, Policy N4 The Natural Environment &amp; 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>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>-?</p>	<p>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 land (Grades 1-3a) as the entire settlement boundary area lies within Grade 3 agricultural land. The information available<sup>52</sup> 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>-?</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</p>

<sup>52</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
SA of the Plan for Stafford Borough Part 2

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

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>safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment &amp; 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>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, 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 two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE, 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</p>

**Table A.5 Appraisal matrix for Policy SB1 Hixon**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Hixon 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 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 two areas with existing planning permission to the west and north of the village near Hixon Airfield RIE, 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		Option with mixed-use scheme	Option without mixed-use scheme	
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. However, one of the options being considered through the draft neighbourhood plan is to include an area for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a positive effect on this SA Objective through provision of employment. Without the mixed use scheme, there would be no effect on this SA objective.</p> <p>In general, additional housing in Key Service Villages such as Great Haywood will 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. However, one of the options being considered through the draft neighbourhood plan is to include an area for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a positive effect on this SA Objective through provision of employment. Without the mixed use scheme, there would be no effect on this SA objective.</p> <p>In general, additional housing in Key Service Villages such as Great Haywood 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.</p>
3 To sustain the vitality	Will it make Stafford Borough	+	+	Identification of the settlement boundary for Great Haywood will provide a clear

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
and viability of Stafford Borough's towns and villages, and their communities	<p>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>			<p>indication of where new development will be acceptable. Inclusion of additional land for housing (and potentially a mixed use development), including four areas with existing planning permissions, will ensure that the existing services and facilities are supported. Should it be included, the area potentially identified for a mixed use development may increase the vitality and viability of the village further. Both options are considered to result in a positive effect on this SA objective.</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 Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing (and potentially a mixed use development), including four areas with existing planning permissions, will ensure that the existing services and facilities are supported and remain accessible in the surrounding rural area. Should it be included, the area identified for a mixed use development would in increased employment opportunities through a new health centre and recreation and sports provision. Both options are considered to result in a positive effect on this SA 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 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>
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</p>	0	0	<p>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 of either option 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</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
	that is able to withstand the effects of climate change?			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 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 (and potentially a mixed use development), including four areas with existing planning permissions, will contribute to ensuring that everyone has the opportunity of a decent and affordable home. Space for additional housing is included in both options, 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</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 four areas with existing planning permissions, 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>One of the options being considered through the draft neighbourhood plan is to include an area to the north of Great Haywood for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a further positive effect on this SA Objective through improving opportunities for access for all to work, health and local services.</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
	services and facilities?			
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	0	Identification of the settlement boundary for Great Haywood 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>	-?	-?	<p>The identification of the settlement boundary for Great Haywood indicates where new housing (and potentially a mixed use 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. Such noise and light pollution is likely to be greater from a mixed use development, one of the options currently being considered through the draft neighbourhood plan for an area to the north of Great Haywood.</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>	+	+	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. However, one of the options being considered through the draft neighbourhood plan is to include an area to the north of Great Haywood for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a positive effect on this SA Objective through

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
	<p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</p>			<p>improving opportunities for access for all to work, health and local services.</p> <p>In addition, Policy N4 The Natural Environment &amp; 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 uncertain for the option without the mixed-use scheme which does not have the additional positive effects of employment generation.</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 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</p>	+/-	+/-	<p>The potential for new housing (and possibly a mixed use development) 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>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
	<p>efficiency?</p> <p>Will it make use of new and clean technologies?</p>			
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 (and possibly a mixed use development) to be delivered within the settlement boundary for Great Haywood will result in the development of some existing green field land (including four areas with existing planning permission) 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 &amp; 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 or the mixed use 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>
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>The potential for new housing (and possibly a mixed use development) 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<sup>53</sup> 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</p>

<sup>53</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
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Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
	Will it minimise and seek to reclaim derelict and contaminated land?			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	<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 (and possibly a mixed use development) 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.</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 &amp; 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 under either option 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 townscapes?</p>	-?	-?	<p>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.</p> <p>In addition to the AONB, the setting of the Great Haywood and Shugborough</p>

Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
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>Conservation Area and Shugborough Registered Park and Garden may also be adversely affected by new development in Great Haywood. These effects may be mitigated through Policy N1 Design and Policy N8 Landscape Character in the Plan for Stafford Borough.</p> <p>Overall, adverse effects on the AONB, Conservation Area and Registered Park and Garden are possible although uncertain.</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 Great Haywood will provide a clear indication of where new development will be acceptable. Inclusion of additional land for housing (and potentially a mixed use development), including four areas with existing planning permissions, will ensure that the existing services and facilities are supported, resulting in a positive effect in relation to this SA objective.</p> <p>One of the options being considered through the draft neighbourhood plan is to include an area to the north of Great Haywood for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a positive effect on this SA Objective through encouraging engagement in community activities.</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	Will it improve ethnic relations?	0	0	The identification of the settlement boundary for Great Haywood will have no effect on this SA Objective.



Table A.6 Appraisal matrix for Policy SB1 Great Haywood		Option with mixed-use scheme	Option without mixed-use scheme	
SA Objectives	Decision-Making Criteria	SA Score		Justification
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	Will it increase the ability of people to influence decisions?	0	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	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?	++	+	<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 (and potentially a mixed use development), including four areas with existing planning permissions, will ensure that the existing services and facilities are supported, resulting in a positive effect in relation to this SA objective.</p> <p>One of the options being considered through the draft neighbourhood plan is to include an area to the north of Great Haywood for a mixed use scheme, providing housing, a new health centre and enhanced recreation and sports provision within the revised settlement boundary. This boundary option could have a significant positive effect on this SA Objective through encouraging engagement in community activities.</p>

## 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	<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 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	<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 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 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>	+	<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 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>

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>4 To support the needs of the local rural economy and communities</p>	<p>Will it increase access to employment opportunities in, or accessible to rural areas?</p> <p>Will it contribute to the provision of affordable housing meets identified local need?</p>	<p>0</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 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 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.</p>
<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>	<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>0</p>	<p>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.</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 Little Haywood / Colwich itself will have no effect on this SA 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>+</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 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 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>

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	Will it reduce the number of 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>	+	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.
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 Little Haywood / Colwich 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>	-?	<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. 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	Will it ensure that all people have access to public open space within a reasonable distance	+?	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

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>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>
<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 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 sustainable transport system.</p> <p>Overall, the identification of the settlement boundary for Little Haywood / Colwich 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</p>	<p>+/-?</p>	<p>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.</p> <p>However, Policy N4 The Natural Environment &amp; Green Infrastructure provides for the Borough's natural environment to be protected, enhanced and improved with</p>

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>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>
<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>-?</p>	<p>The potential for new housing development to be delivered within the settlement boundary for Little Haywood / Colwich may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available<sup>54</sup> 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</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</p>	<p>-?</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</p>

<sup>54</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
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**Table A.7 Appraisal matrix for Policy SB1 Little Haywood / Colwich**

SA Objectives	Decision-Making Criteria	SA Score	Justification
management	<p>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>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 &amp; 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>Whilst the settlement boundary for Little Haywood / Colwich 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 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.</p> <p>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.</p> <p>Overall, adverse effects on the AONB, Conservation Area and Registered Park and Garden are possible although 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>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.</p> <p>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</p>

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Little Haywood / Colwich 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 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	<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 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	<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 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 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>	+	<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.</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>

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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 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.</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 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.</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 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.</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 Haughton itself will have no effect on this SA Objective.</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> <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</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 contribute to ensuring that everyone has the opportunity of a decent and affordable home.</p> <p>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.</p>

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

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>	+	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	<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 Haughton 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>	-?	<p>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 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</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

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>greenspace?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</p>		<p>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>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 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> <p>Overall, the identification of the settlement boundary for Haughton 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</p>	<p>+/-?</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 &amp; 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</p>

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.</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>-?</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 available<sup>55</sup> 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 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>-?</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</p>

<sup>55</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
SA of the Plan for Stafford Borough Part 2

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

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>safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment &amp; 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>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.</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</p>

**Table A.8 Appraisal matrix for Policy SB1 Haughton**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Haughton 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 Haughton 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 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	<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	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	<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	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 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>	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 realised. As such, there will be 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
<p>4 To support the needs of the local rural economy and communities</p>	<p>Will it increase access to employment opportunities in, or accessible to rural areas?</p> <p>Will it contribute to the provision of affordable housing meets identified local need?</p>	-	<p>No additional housing is planned for Weston; therefore access to employment opportunities will be unchanged. By not identifying additional land within the settlement boundary, the need to contribute to the provision of affordable housing and a mix of housing types will not be met, neither will homelessness be reduced. As such, the policy is judged to have a negative effect in relation to this SA Objective.</p>
<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>	<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>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.</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>No additional housing is planned for Weston. By not identifying additional land within the settlement boundary, the need to contribute to the provision of affordable housing and a mix of housing types will not be met, neither will homelessness be reduced. As such, the policy is judged to have a negative effect in relation to this SA 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</p>	0	<p>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.</p>

**Table A.9 Appraisal matrix for Policy SB1 Weston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	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?		
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 Weston 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)?	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	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	No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions?	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
	<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>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>0</p>	<p>No additional housing is planned for Weston. Identification of the settlement boundary for Weston will have no effect in relation to this SA Objective.</p>

**Table A.9 Appraisal matrix for Policy SB1 Weston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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 information available for Best and Most Versatile agricultural land (Grades 1-3a) <sup>56</sup> 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	<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>	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.
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</p>	+	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.

<sup>56</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
SA of the Plan for Stafford Borough Part 2

**Table A.9 Appraisal matrix for Policy SB1 Weston**

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?	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, 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 Weston 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 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	<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 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	<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 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 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</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.</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>

**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	environment?		
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 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</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 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.</p>

**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	social groups? Will it reduce the number of vacant properties?		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 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.
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 Woodseaves 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 Woodseaves 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.  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	Will it ensure that all people have access to public open space within a reasonable distance	+?	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



**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
whole community	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?		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.  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 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 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.  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.  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	+/-?	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

**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>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>
<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>-?</p>	<p>The potential for new housing development to be delivered within the settlement boundary for Woodseaves may result in the loss of Best and Most Versatile agricultural land (Grades 1-3a). The information available<sup>57</sup> 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</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</p>	<p>-?</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>

<sup>57</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
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**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
management	environment? Is there adequate foul drainage infrastructure? Will it protect floodplain capacity? Is there clear opportunity for future maintenance of Sustainable Drainage Systems?		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 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 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.  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.
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 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.  Although Woodseaves has some facilities and job opportunities, these are limited; therefore the residents of the new housing developments are likely to

**Table A.10 Appraisal matrix for Policy SB1 Woodseaves**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Woodseaves 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 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
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 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.
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 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.
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>	+	<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> <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>

**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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 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.</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 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.</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 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.</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 Barlaston itself will have no effect on this SA Objective.</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> <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</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 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 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.</p>

**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

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>	+	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	<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 Barlaston 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>	-?	<p>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 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</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

**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>greenspace?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</p>		<p>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>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 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> <p>Overall, the identification of the settlement boundary for Barlaston 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</p>	<p>+/-?</p>	<p>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.</p> <p>However, Policy N4 The Natural Environment &amp; 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</p>



**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>effects and achieve some benefits for biodiversity; overall the effects are mixed and uncertain.</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>-?</p>	<p>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<sup>58</sup> 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 Barlaston 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>-?</p>	<p>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.</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</p>

<sup>58</sup> Spatial data obtained from the Natural England public datasets: <http://publications.naturalengland.org.uk/category/5954148537204736>  
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**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

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>safeguards groundwater resources and surface water bodies; N1 Design which seeks the inclusion of SuDs in new development; and N4 The Natural Environment &amp; 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>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.</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</p>

**Table A.11 Appraisal matrix for Policy SB1 Barlaston**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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 Barlaston 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 Barlaston 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 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	<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 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	<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 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 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>	+	<p>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.</p> <p>The quality of the built environment will be protected by the application of Policy</p>

**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

SA Objectives	Decision-Making Criteria	SA Score	Justification
			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	<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>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.</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. 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 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.</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 Tittensor itself will have no effect on this SA Objective.</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> <p>Will it reduce homelessness?</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</p>

**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>		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.
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>	+	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 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.
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 Tittensor 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>	-?	<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>

**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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 &amp; 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>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>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> <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>
12 To protect and enhance biodiversity	<p>Will it lead to the protection of designated sites?</p> <p>Will it lead to enhancement of</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 &amp; Green</p>

**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<p>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>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 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>+</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. The allocation of this land for housing will reclaim derelict land and therefore lead to a positive effect in relation to this SA Objective.</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>-?</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 &amp; Green Infrastructure which seeks the conservation and</p>



**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

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 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 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>

**Table A.12 Appraisal matrix for Policy SB1 Tittensor**

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 Tittensor 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 Tittensor 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 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	<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 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	<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 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 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</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. 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>The quality of the built environment will be protected by the application of Policy</p>

**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	environment?		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	<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>
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>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</p>

**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

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>		<p>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>
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>

**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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>+</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 &amp; 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>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 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 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>
12 To protect and enhance biodiversity	<p>Will it lead to the protection of 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</p>

**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>British Telecom Technical College.</p> <p>Policy N4 The Natural Environment &amp; 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 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>+</p>	<p>The area allocated for housing within the settlement boundary for Yarnfield is 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.</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</p>	<p>-?</p>	<p>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.</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>

**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

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?		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 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 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.
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.



**Table A.13 Appraisal matrix for Policy SB1 Yarnfield**

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 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.
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 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 Community Facilities			
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	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	<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 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 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</p>	++	The protection of community facilities makes a strong positive contribution to the vitality and viability of Stafford Borough's towns, villages and communities. It supports the provision of existing services within the villages and towns close to where people live.

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	environment?		
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	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.	<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	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	<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	The policy does not address housing provision.
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</p>	++	The policy makes a strong positive contribution to protecting opportunities for access to education and local services, particularly in relation to the rural settlements.

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	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?		
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? Will it improve access to natural greenspace? Will it improve access to high quality health facilities? Will it encourage healthy lifestyles?	0	The policy does not relate to open space. Protection of open space is assessed under Policy SB3.
11 To reduce societal contributions to climate change	Will it minimise greenhouse gas emissions? Will it reduce carbon dioxide emissions?	+	The policy has a minor positive effect on reducing the need to travel to access community facilities, however in the key service villages the majority of employment and shopping will still be accessed beyond the villages.

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>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>0</p>	<p>The policy does not affect biodiversity.</p>

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
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?	0	The policy does not affect soil.
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 does not affect water quality
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	0	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.

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
	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?	+	Ensuring the protection of community facilities provides venues for community activities at a local level and supports the opportunity community activities which 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?	+	The protection of community facilities indirectly facilitates 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?	+	The protection of community facilities indirectly facilitates participation in community activities by ensuring local venues and encourages a strong inclusive community and voluntary sector.

## Appraisal matrix for Policy SB3 Protected Local Green Spaces

The policy approach is to provide protection for existing green spaces of local significance.

Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces			
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	No impact on this objective. The policy provides protection for green spaces of local significance.
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	No impact on this objective. The policy provides protection for green spaces of local significance.
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 protection of green spaces within the towns and villages will make a positive contribution to the environment of these settlements, with associated social and economic benefits.



**Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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	No impact on this objective. The policy provides protection for green spaces of local significance but does not affect employment or housing opportunities.
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	It is not known if the protected green spaces contribute to managing the effects of climate change, through playing a role in flood management, however the green spaces are typically small in size and are therefore unlikely to make a significant contribution to this 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>	0	No impact on this objective. The policy provides protection for green spaces of local significance but does not affect provision of housing.
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>	0	The protection of the local green spaces ensures the continued provision of green space within the communities, but does not improve access to this local resource.

**Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	<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>		
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 impact on this objective. The policy provides protection for green spaces of local significance but does not affect crime and perceptions 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 impact on this objective. The policy provides protection for green spaces of local significance but does not affect noise or light pollution.
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>	+	The protection of local public green spaces helps to ensure that people have access to public open space close to where they live, and opportunities for outdoor recreation.
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</p>	0	No impact on this objective. The policy provides protection for green spaces of local significance but does not significantly affect travel patterns, waste or energy use.

**Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	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?		
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?	0	The policy is not identified as changing the management of the green spaces in relation to biodiversity.

**Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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>	0	The policy provides protection for green spaces of local significance, maintaining their undeveloped role.
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>	0	The policy provides protection for green spaces of local significance, but does not affect water quality.
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</p>	+	Many of the green spaces are integral to the town character, local distinctiveness and historic and cultural character of the settlements, and their protection will ensure the protection and enhancement of the settlement character. e.g. Weston.

**Table A.15: Appraisal matrix for Policy SB3 Protected Local Green Spaces**

SA Objectives	Decision-Making Criteria	SA Score	Justification
	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?	0	The policy provides protection for green spaces of local significance, but does not affect community engagement or commuting.
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 policy provides protection for green spaces of local significance, but does not 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 policy provides protection for green spaces of local significance, but does not affect community engagement.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	The policy provides protection for green spaces of local significance, but does not affect the 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 provides protection for green spaces of local significance which supports the quality of local neighbourhoods but does not make a significant contribution to this objective.

## Appraisal matrix for Policy SB4 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 SB4 Stafford and Stone Protected Employment Areas			
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 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. This will contribute positively to providing employment within Stafford and Stone, and which is also accessible from a large proportion of the key service villages.
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 policy allocates employment land solely for defined employment uses, which contributes positively towards this objective, but 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.
3 To sustain the vitality and viability of Stafford	<p>Will it make Stafford Borough more attractive to potential</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

**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

SA Objectives	Decision-Making Criteria	SA Score	Justification
Borough's towns and villages, and their communities	visitors and businesses? Will it support existing services and facilities? Will it contribute to a quality built environment?		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	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?	+	Stafford and Stone are accessible from the wider rural area, and the specification of employment use will positively increase access to employment opportunities in these 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.	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	Policy SB4 only refers to the type of employment use, not the principle of development in these locations. The policy refers to The Plan for Stafford Borough (2014) Policies Stafford 1, 2, 3 and Stone 1 and 2. These policies set out parameters for the protection of the environment, specifically management of flooding. The Plan for Stafford Borough (2014) policies SP7 and N2, Climate Change include protection against development in areas of flood risk.
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 vacant properties?	0	This policy restricts the use of allocated areas of land for employment use only. The local plan specifies that sufficient land is allocated for housing, therefore no impact is identified on this objective.

**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

SA Objectives	Decision-Making Criteria	SA Score	Justification
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	The policy sets out the type of development, not the location or principle and therefore it does not contribute directly to this objective.
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	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.
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	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.
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>	0	The policies set out in the adopted Stafford Borough Local Plan make provision for open space within the developments in these areas.



**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

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>0</p>	<p>The definition of the use of the land solely for employment will not have a significant effect on climate change or carbon emissions. The plan 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</p>	<p>0</p>	<p>The policy only influences the type of development on the site, not the principle of development on the site; therefore the impacts on this objective are identified as neutral.</p>

**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

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>		
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>	0	The policy only influences the type of development on the site, not the principle of development on the site, therefore the impacts on this objective are identified as neutral.
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>	0	The policy only influences the type of development on the site, not the principle of development on the site. The policies in the adopted Stafford Borough Local Plan include provision for management of the water environment. Therefore the impacts on this objective are identified as neutral.
15 To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, historic	<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>	0	The policy only influences the type of development on the site, not the principle of development on the site. The adopted Stafford Borough Local Plan includes policy N1 Design which makes provision for the protection of local context including heritage assets, historic views and sight lines, and preserving and enhancing the character of the area.

**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

SA Objectives	Decision-Making Criteria	SA Score	Justification
and cultural character	<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>		
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>	0	The policy only influences the type of development on the site, not the principle of development on the site and does not impact on this objective.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	<p>Will it improve ethnic relations?</p>	0	The policy only influences the type of development on the site, not the principle of development on the site and does not impact on this objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community	<p>Will it increase the ability of people to influence decisions?</p>	0	The policy only influences the type of development on the site, not the principle of development on the site and does not impact on this objective.
19 To encourage a strong, inclusive, community and voluntary sector	<p>Will it encourage increased voluntary levels?</p>	0	The policy only influences the type of development on the site, not the principle of development on the site and does not impact on this objective.
20 To engender a sense of civic and neighbourhood	<p>Will it encourage engagement in</p>	0	The policy only influences the type of development on the site, not the principle

**Table A.16 Appraisal matrix for Policy SB4 Stafford and Stone Protected Employment Areas**

SA Objectives	Decision-Making Criteria	SA Score	Justification
values, responsibility and pride	community activities?		of development on the site and does not impact on this objective.

## Appraisal matrix for Policy RET1 50% or no policy

National Planning Policy Framework (2012) includes the following in relation to town centres, under paragraph 23, in drawing up Local Plans, local planning authorities should:

*"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."*

Policy Stafford 1: Stafford Town of the Plan for Stafford Borough includes the following for Stafford Town Centre:

- v. *Strengthening the retail and service function of the primary retail core / shopping area as well as protecting and enhancing its distinctiveness, vitality and viability including the night-time economy;*

Policy E8: Town, Local and Other Centres of the Plan for Stafford Borough includes:

*The use of town centres should be increased through measures which:*

- a) *Maintain and improve the quality and diversity of retail provision*
- b) *Maintain and promote a diversity of uses, including the provision of entertainment and cultural activities.*

Policy RET1 proposes a 50% threshold for the proportion of A1 uses within the defined shopping frontages (primary and secondary) of Stafford and Stone, such that if a proposal would result in the proportion of A1 uses in the relevant frontage falling below 50%, it would not be acceptable. This is described here as Option 1. The second alternative is not to include a policy restricting the types of retail uses within primary and secondary frontage areas for Stafford and Stone (Option 2).

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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>	+	+	<p>Both options support employment.</p> <p>Option 1 encourages a greater focus of retail employment within the defined frontages, and maintaining the viability of the town centres as a shopping area. However the policy potentially restricts other uses, which, should there be insufficient demand for retail units, may restrict other employment opportunities.</p> <p>Option 2 could potentially facilitate employment through a wider range of use classes, but this could be at the expense of retail employment if the retail offer of the primary and secondary frontages is not maintained, leading to a decline in the retail character of the town centre.</p>

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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>	+/-	+/-	<p>The need for a better range and quality of retailers is identified within Stafford and Stone. Therefore, maintaining the retail offer will support the strength of the retail offer within the frontages and encourage competitiveness with a positive effect on this objective. By contrast, as the primary and secondary retail frontages cover the majority of the defined town centre areas, Option 1 restricts the opportunity for provision of other use classes across the whole town centre, resulting in a mixed effect on this objective.</p> <p>Without the policy (Option 2) there could be greater levels of new development investment and changes of use in the town centre. This could have a positive effect on the economic diversity but could also result in the retail offer within the town centres potentially being reduced with a negative effect. This option also results in mixed effects with regard to this objective.</p>
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>	+/-	+/-	<p>Option 1 supports a retail based town centre, ensuring the town centres maintain their retail component and draw as a shopping destination. This supports the vitality and viability of Stafford and Stone's town centres. The primary and secondary retail frontages cover the majority of the defined town centre areas. This restricts the opportunity for provision of other use classes, and in particular support for the night time economy across the whole town centre. In addition, if there is insufficient demand for retail units in the defined areas (and the shop units are identified as not being configured to modern requirements), the restrictive policy could result in empty units, with a negative effect.</p> <p>Under Option 2 the retail offer of the town centres in Stafford and Stone could reduce, with an increase in the diversity of use classes along the primary and secondary frontages. This could affect the overall viability of the towns, as a result of dilution of the retail offer and an increase in other use classes. However an increase in other use classes in the primary and secondary retail frontages could contribute positively to the diversification of the economy in the two settlements.</p>

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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	0	No impact on this objective. The policy applies only to Stafford and Stone, and the retail offer within these locations, reducing the need to travel to other retail destinations beyond the Borough's boundary.
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	0	No impact on this objective.



**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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>	0	0	No impact on this objective.

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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>Option 1 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 retail services are provided in these locations. However the policy potentially restricts other uses, which may restrict other employment opportunities and access to alternative facilities.</p> <p>Option 2 will potentially result in less focus of the retail offer within the two town centres, reducing access to local services, but facilitating a greater diversity of provision within the town centres which could increase employment opportunities and access to alternative 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 discourages crime?</p> <p>Will it reduce social disorder?</p>	0	0	No impact on this objective.

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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>Option 1 supports the retail offer of the town centres of Stafford and Stone, which are key service centres and accessible by public transport. This option ensures local retail services are provided in these locations and therefore potentially reduces the need to travel to other centres further away, or out of town shopping areas. However, this potential positive may become less apparent as shopping patterns switch to online retailers.</p> <p>By restricting use classes A3 and A4, noise and light pollution associated with restaurants and bars will be restricted. Overall, the effects are considered to be mixed but uncertain.</p> <p>Option 2 could result in a greater level of travel outside of the two main centres as there could be a reduction in the retail offer, although this effect may be less apparent as shopping patterns switch to online retailers. Access to retail services could be reduced, but greater diversity of provision within the town centres could increase employment opportunities and access to alternative facilities. Conversely, by not restricting use classes A3 and A4 within the town centre, noise and light pollution associated with restaurants and bars may increase. Overall, the effects are considered to be mixed but uncertain.</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>	0	0	No impact on this objective.

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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 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></p> <p></p> <p></p> <p>+</p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p>-</p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>Option 1 supports provision of local shops which will reduce the need to shop by car in Stafford and Stone and the need to travel to other centres further away, or out of town shopping areas. Therefore it could have a minor positive effect on reducing emissions. However, this potential positive may become less apparent as shopping patterns switch to online retailers, but the effect is uncertain.</p> <p>Option 2 could result in a slightly greater emphasis on shopping in locations which require the use of a private car, e.g. travel outside of the two main centres, although this effect may be less apparent as shopping patterns switch to online retailers. Therefore, Option 2 could have a minor negative effect on reducing emissions, but the effect is uncertain.</p>

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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>	0	0	No impact on this objective.

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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>	0	0	<p>The policy supports retail within the already developed town centre, but does not directly affect the likelihood of larger scale retail proposals in other locations.</p> <p>Without the policy there could be greater pressure for out of town retail on greenfield sites, however the scale of development on these sites is controlled by The Plan for Stafford Borough Policy E8, which also notes the possible restriction of the range of goods.</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>Is there clear opportunity for future maintenance of Sustainable Drainage Systems?</p>	0	0	No impact on this objective.

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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>	0	0	<p>Option 1 maintains the traditional retail character of the two town centres; however, the type of use will not have a significant effect on the character of the town centre.</p> <p>Option 2 could result in a greater mix of uses within the town centre, which could result in some change to the character of the town centres, however this is unlikely to be significant in relation to the townscape, town character and local distinctiveness.</p>

**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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>	0	0	No impact on this objective.
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities	<p>Will it improve ethnic relations?</p>	0	0	No impact on this objective.
18 To ensure that all individuals and groups in society have the opportunity to effectively engage in	<p>Will it increase the ability of people to influence decisions?</p>	0	0	No impact on this objective.



**Table A.17: Appraisal matrix for Option 1: Policy RET1 50% for primary and secondary retail frontages, Option 2 No retail frontages policy, Option 3 retail frontages policy applies only to primary shopping frontages**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
issues relating to their community				
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	0	No impact on this objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	0	No impact on this objective.

## 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.
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.
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>	+/-	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. However, it may help to make the Borough more attractive to potential

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

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>		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.
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> <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	No identified impact on housing.
7 To improve opportunities	Will it result in new	0	The industrial estates are located within rural areas of Stafford Borough which

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
for access for all to work, education, health and local services	<p>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>		will not have the highest frequency of public transport services. However, it is likely that these areas would provide rural employment opportunities.
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.
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 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.
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>	0	No identified impact on health, safety and well-being.
11 To reduce societal	Will it minimise greenhouse gas	+/-	The industrial estates are located within rural areas of Stafford Borough which

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
<p>contributions to climate change</p>	<p>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>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 &lt;100m, &lt;600m and &lt;1000m respectively of Pasturefields Salt Marsh SAC. The HRA<sup>59</sup> 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 Borough's rivers whilst maximising their carrying capacity through achieving sustainable	<p>Will it improve the quality of controlled waters?</p> <p>Will it increase the quality and quantity of the water environment?</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 Change of the adopted Stafford Borough Local Plan sets parameters for sustainable drainage which will reduce possible impacts on water quality.</p>

<sup>59</sup> <http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Further%20Information%20and%20Evidence/Habitats%20Regulation%20Assessment/PFSB-Screening-Opinion-All-Sites.pdf>  
SA of the Plan for Stafford Borough Part 2

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

SA Objectives	Decision-Making Criteria	SA Score	Justification
water resource management	<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>		
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>	0	The industrial estates are located within rural areas or at the edge of settlements and do not directly impact on conservation areas or identified cultural heritage features. The additional land allocations at the industrial estate sites represent small scale increases in developed land, immediately adjacent to established industrial estates which will have minimal effect on landscape and townscape.
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>	?	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 unknown.

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

<b>SA Objectives</b>	<b>Decision-Making Criteria</b>	<b>SA Score</b>	<b>Justification</b>
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.
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.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	No impact on this objective.
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.



## Appraisal matrix for Assessment of Gypsies, Travellers and Travelling show people

Although there is no policy currently proposed in the draft Plan for Stafford Borough Part 2, the proposed approach is to leave the remaining requirement of 8 pitches to windfall applications (Option 1). The identified reasonable alternative is to allocate a site for the remaining requirement for 8 pitches (Option 2).

Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people				
SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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	0	No impact on this 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</p>	0	0	No impact on this objective.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
	<p>skilled employees in the area?</p> <p>Will it provide or contribute to the availability of a balanced portfolio of employment sites?</p>			
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>	0	0	No impact on this objective.
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>Leaving the site requirement to windfall could result in a lack of housing provision when it is needed, with a potential negative effect on this objective, based on the current needs assessment.</p> <p>Allocating the remaining 8 pitch requirement will ensure local housing need for gypsies, travellers and travelling show people is met, with a positive effect on this objective.</p>
5 To reduce vulnerability to the effects of climate change such as the risk of flooding, on public wellbeing,	<p>Will it reduce the proportion of development within the floodplain?</p> <p>Will it minimise the</p>	0	+	Vulnerability to the effects of climate change could limit the suitability and availability of windfall sites which would be assessed against Policy N2 Climate Change of the adopted Stafford Borough Local Plan. If inadequate provision arose through windfall sites, this could result gypsies and travellers being exposed to the effects of climate change.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
the economy and the environment.	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?			An allocated site would be chosen to ensure that it is not vulnerable to the effects of 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 social groups?  Will it reduce the number of vacant properties?	-	++	Although it is considered in the plan that windfall sites will generate appropriate sites, this is not guaranteed. Not allocating a site/s for the remaining pitch requirement will potentially result in a lack of provision, with negative effects on this objective.  Allocating a site/s for the 8 pitch requirement will ensure adequate provision is made for the assessed need, contributing positively to this 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?	?	?	It is not possible to assess the benefits of an allocated site versus a windfall site, when the locations are not yet known.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
	<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>			
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	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located.
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	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located.
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</p>	0	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
	<p>greenspace?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthy lifestyles?</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>0</p>	<p>0</p>	<p>Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both generate travel, and the levels generated by 8 pitches would not be significant in the context of the plan area.</p>

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 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>	0	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located to minimise potential impact on the environment and biodiversity.
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</p>	?	?	It is not possible to assess the benefits of an allocated site versus a windfall site, when the locations are not yet known.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
	seek to reclaim derelict and contaminated land?			
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>	0	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located to minimise potential impact on the environment, and to ensure adequate disposal of foul effluent.
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</p>	0	0	Using windfall sites versus allocating a site/s will not directly impact on this objective, as either an allocated site or a windfall site would both be assessed against Policy C6 of the adopted Plan for Stafford Borough, ensuring that the site/s is appropriately located to minimise potential impact on landscape and heritage assets.

**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
	<p>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>			
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>	0	0	
17 To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and	Will it improve ethnic relations?	-	+	<p>Leaving the land requirement to windfall sites could have a negative effect on ethnic relations, as it introduces an element of uncertainty to communities where windfall sites occur about the possible use of the site.</p> <p>Allocating a site/s makes it clear where in the community gypsy, traveller and travelling show people sites will be located and reduces uncertainty for surrounding residents, which is likely to have a positive effect on ethnic relations.</p>



**Table A.19: Appraisal matrix for Gypsies, Travellers and Travelling show people**

SA Objectives	Decision-Making Criteria	Option 1 SA Score	Option 2 SA Score	Justification
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	0	No impact on this objective.
19 To encourage a strong, inclusive, community and voluntary sector	Will it encourage increased voluntary levels?	0	0	No impact on this objective.
20 To engender a sense of civic and neighbourhood values, responsibility and pride	Will it encourage engagement in community activities?	0	+	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.