

Lichfield District Council

Site Allocations

Sustainability Appraisal Scoring Matrix: Settlement East of Rugeley

March 2017

Sustainability Objective	Site Specific Question	Site Reference	Comment
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	Single -	There is potential for the site to support protected and priority species.
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	N	The site comprises of improved grassland
	3 Will it protect statutory designated sites?	Double -	Within O-15 CCSAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	N	No priority habitat or watercourses present
2 To promote and enhance the rich diversity of the natural archaeological/ geological assets, and landscape character of the district	1 Does it respect and protect existing landscape character?	Double -	Cannock Chase and Cankwood Settled Farmland. Landscape enhancement
	2 Will it protect sites of geological importance?	N	No RIGS Site in vicinity
	3 Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing District landscape character?	N	See assumption
	4 Will it lead to the sterilisation of mineral resources?	N	Not in a Mineral Consultation Area
	5 Will it improve existing green infrastructure including National Forest, Forest of Mercia and the Central Rivers Initiative?	N	Not within Forest of Mercia, CRI or National Forest.
	6 Will it result in the loss of historic landscape features?	N	A small section of the Eastern boundary of the site is adjacent to the following Historic Environment Area: Hawkesyard Priority Park / Armitage Park / Spode House.
	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	N	No Scheduled Ancient Monuments on or near to site and no non-designated area of archaeological interest on site.
3 To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting	1 Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	No Listed Buildings on or near to site and no non-designated buildings on site
	2 Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings?	N	There are no heritage assets on site/no scope for the improving access or understanding.
	3 Will it preserve and enhance conservation areas including their setting?	N	In close proximity but not adjacent to the Trent and Mersey Canal Conservation Area
	4 Will it offer opportunities to bring heritage assets back into active use?	N	There are no DDU historic buildings on site
4 Create places, spaces and buildings that are well designed, integrated effectively with one another, respect significant views and vistas, and enhance the distinctiveness of the local character	1 Will it achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	N	See assumption
	2 Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See assumption
	3 Does it safeguard historic views and valuable skylines of settlements?	N	There are no views or valuable skylines
	4 Is the site within a main settlement or a key rural settlement?	Double -	The site is located a significant distance away from the Key Rural Settlement (Armitage with Handsacre) and the neighbouring town of Rugeley
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	Double -	The site is located in close proximity to key services these are however located in the settlement of Brereton which falls within Cannock Chase District Council.
5 Maximise the use of previously developed land/ buildings and the efficient use of land	1 Will it result in the loss of land that has not previously been developed?	Double -	Greenfield
	2 Is the site capable of supporting higher density development and/or a mix of uses?	N	See assumption
	3 Does the site allow for the re-use of existing buildings?	N	No buildings on site
	4 Will it reduce the amount of derelict, degraded and underused land within the District?	N	No DDU
6 Reduce the need to travel to jobs and services through sustainable integrated patterns of development, efficient use of existing sustainable modes of transport and increased opportunities for non-car travel	1 Does the site location encourage the use of existing sustainable modes of travel?	++	
	2 Will it reduce the overall impact on traffic sensitive areas?	+ ?	no insurmountable traffic constraints in Rugeley, no traffic evidence
	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	N	access by all four sustainable modes already
7 To reduce, manage and adapt to the impacts of climate change	1 Will it reduce the causes of climate change?	N	See assumption
	2 Will it encourage prudent use of energy?	N	See assumption
	3 Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See assumption
8 To minimise waste and increase the reuse and recycling of waste materials	1 Will it reduce household and commercial waste?	N	See assumption
	2 Will it increase waste recovery and recycling?	N	See assumption
	3 Will it reduce the proportion of waste sent to landfill?	N	See assumption

Sustainability Objective

Site Specific Question

9 Seek and improve air, soil and water quality

- 1 Which Source Protection Zone does the development fall within?
- 2 Does the site fall within the River Mease SAC?
- 3 Is the site within or directly connected by road to an AQMA?
- 4 Will it result in the loss of quality agricultural land?

Site Reference	Comment
N	Not in a SPZ
N	Not in SAC
N	Not in AQMA (adjacent)
Single -	Urban Greenfield

10 To reduce and manage flood risk

- 1 Is the site located outside an area of risk from flooding?
- 2 Will there be an opportunity for flood risk reduction?

Single -	Flood Zone 1 Greenfield
?	See assumption

11 To provide affordable affordable homes that meet local need

- 1 Will it provide sufficient housing to meet existing and future housing need?
- 2 Will it increase the range and affordability of housing for all social groups?
- 3 Will it reduce the number of households waiting for accommodation or accepted as homeless?
- 4 Will it meet the needs of the travelling community and show people?

++	See assumption
++	Approx Yield 50
++	Approx Yield 50
N	See assumption

12 Improve services and access to services to produce good health and wellbeing and reduce health inequalities

- 1 Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?
- 2 Will it support a healthy life style including opportunities for recreational/physical activity?
- 3 Will it provide new accessible green space?

{+)?	See assumption
Single -	Is within 480m of one or more areas of accessible open space. Access is restricted by the A513 and canal.
{+)?	Provision of open space and play facilities are included on the Regulation 123 List. Some residential site options could offer good opportunities to incorporate new open space on site although this is uncertain until proposals for the site come forward.

13 To promote safe communities, reduce crime and fear of crime

- 1 Will it reduce crime through design measures?
- 2 Will it contribute to a safe built environment?

N	See assumption
N	See assumption

14 Improve opportunities for prosperity and economic growth

- 1 Will it encourage higher skilled economic sectors in the District?
- 2 Will it encourage new employment that is consistent with local needs?
- 3 Will it encourage growth of existing businesses?
- 4 Will it encourage small businesses to grow?

N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.

15 To enhance the vitality and viability of existing, city, town and village centres within the District

- 1 Will it improve existing facilities within Lichfield City and Burntwood Town Centre?
- 2 Will it protect and enhance the ability of our key rural settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?
- 3 Will it support and protect existing neighbourhood centres serving the local needs of our urban communities?

N	Outside LC and B
N	Significant distance from Armitage with Handsacre Key Rural Settlement.
N	No Neighbourhood Shopping Centre

16 Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning

- 1 Will it increase educational attainment amongst young people?
- 2 Will it reduce the number of working age residents who have no, or lower level qualifications?

N	See assumption
N	See assumption

Sustainability Objective	Site Specific Question	Site Reference	Comment
		833	
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	Single -	There is potential for the site to support protected and priority species.
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	Double -	The site comprises of semi-improved grassland and lies adjacent to the Trent and Mersey Canal
	3 Will it protect statutory designated sites?	Double -	Within 0-15 CCSAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	Double -	The site comprises of priority habitat and the Trent and Mersey Canal runs along the boundary
2 To promote and enhance the rich diversity of the natural archaeological/ geological assets, and landscape character of the district	1 Does it respect and protect existing landscape character?	Double -	Cannock Chase and Cankwood Settled Farmland. Landscape enhancement
	2 Will it protect sites of geological importance?	N	No RIGS Site in vicinity
	3 Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing District landscape character?	N	See assumption
	4 Will it lead to the sterilisation of mineral resources?	N	Not in a Mineral Consultation Area
	5 Will it improve existing green Infrastructure including National Forest, Forest of Mercia and the Central Rivers Initiative?	N	Not within Forest of Mercia, CRI or National Forest.
	6 Will it result in the loss of historic landscape features?	Single -	The south boundary of the site is adjacent to the following Historic Environment Area: Hawkesyards Priority Park/Armitage Park /Spode House.
	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	N	No Scheduled Ancient Monuments on or near to site and no non-designated area of archaeological interest on site.
3 To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting	1 Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	Single -	In close proximity to Grade 2 Listed Building Spode House and attached Coach House. In close proximity to Grade 2 Listed Buildings Former Summerhouse immediately west of Spode House. In close proximity to Grade 2 Listed Roman Catholic Church of St Thomas Hawkesyard.
	2 Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings?	N	There are no heritage assets on site/no scope for the improving access or understanding.
	3 Will it preserve and enhance conservation areas including their setting?	Single -	Site adjacent to on the North and East boundary Trent and Mersey Canal Conservation Area.
	4 Will it offer opportunities to bring heritage assets back into active use?	N	There are no DDU historic buildings on site
4 Create places, spaces and buildings that are well designed, integrated effectively with one another, respect significant views and vistas, and enhance the distinctiveness of the local character	1 Will it achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	N	See assumption
	2 Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See assumption
	3 Does it safeguard historic views and valuable skylines of settlements?	N	There are no views or valuable skylines
	4 Is the site within a main settlement or a key rural settlement?	Double -	The site is located a significant distance away from the Key Rural Settlement (Armitage with Handsacre) and the neighbouring town of Rugeley
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	Double -	The site is located in close proximity to key services these are however located in the settlement of Brereton which falls within Cannock Chase District Council.
5 Maximise the use of previously developed land/ buildings and the efficient use of land	1 Will it result in the loss of land that has not previously been developed?	Double -	Greenfield
	2 Is the site capable of supporting higher density development and/or a mix of uses?	N	See assumption
	3 Does the site allow for the re-use of existing buildings?	N	No buildings on site
	4 Will it reduce the amount of derelict, degraded and underused land within the District?	N	No DDU
6 Reduce the need to travel to jobs and services through sustainable integrated patterns of development, efficient use of existing sustainable modes of transport and increased opportunities for non-car travel	1 Does the site location encourage the use of existing sustainable modes of travel?	+	
	2 Will it reduce the overall impact on traffic sensitive areas?	+ ?	no insurmountable traffic constraints in Rugeley, no traffic evidence
	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	+?	potential to provide cycle infrastructure
7 To reduce, manage and adapt to the impacts of climate change	1 Will it reduce the causes of climate change?	N	See assumption
	2 Will it encourage prudent use of energy?	N	See assumption
	3 Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See assumption
8 To minimise waste and increase the reuse and recycling of waste materials	1 Will it reduce household and commercial waste?	N	See assumption
	2 Will it increase waste recovery and recycling?	N	See assumption
	3 Will it reduce the proportion of waste sent to landfill?	N	See assumption

Sustainability Objective

Site Specific Question

9 Seek and improve air, soil and water quality

- 1 Which Source Protection Zone does the development fall within?
- 2 Does the site fall within the River Mease SAC?
- 3 Is the site within or directly connected by road to an AQMA?
- 4 Will it result in the loss of quality agricultural land?

Site Reference	Comment
N	Not in a SPZ
N	Not in SAC
N	Not in AQMA
Single -	Part Urban Part Grade 4 Greenfield

10 To reduce and manage flood risk

- 1 Is the site located outside an area of risk from flooding?
- 2 Will there be an opportunity for flood risk reduction?

Single -	Flood Zone 1 Greenfield
?	See assumption

11 To provide affordable affordable homes that meet local need

- 1 Will it provide sufficient housing to meet existing and future housing need?
- 2 Will it increase the range and affordability of housing for all social groups?
- 3 Will it reduce the number of households waiting for accommodation or accepted as homeless?
- 4 Will it meet the needs of the travelling community and show people?

++	See assumption
++	Approx Yield 110
++	Approx Yield 110
N	See assumption

12 Improve services and access to services to produce good health and wellbeing and reduce health inequalities

- 1 Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?
- 2 Will it support a healthy life style including opportunities for recreational/physical activity?
- 3 Will it provide new accessible green space?

{+)?	See assumption
Single -	Is within 480m of one or more areas of accessible open space. Access is restricted by the A513 and canal.
{+)?	Provision of open space and play facilities are included on the Regulation 123 List. Some residential site options could offer good opportunities to incorporate new open space on site although this is uncertain until proposals for the site come forward.

13 To promote safe communities, reduce crime and fear of crime

- 1 Will it reduce crime through design measures?
- 2 Will it contribute to a safe built environment?

N	See assumption
N	See assumption

14 Improve opportunities for prosperity and economic growth

- 1 Will it encourage higher skilled economic sectors in the District?
- 2 Will it encourage new employment that is consistent with local needs?
- 3 Will it encourage growth of existing businesses?
- 4 Will it encourage small businesses to grow?

N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.
N	Not in an Existing Industrial Area or currently used for employment use.

15 To enhance the vitality and viability of existing, city, town and village centres within the District

- 1 Will it improve existing facilities within Lichfield City and Burntwood Town Centre?
- 2 Will it protect and enhance the ability of our key rural settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?
- 3 Will it support and protect existing neighbourhood centres serving the local needs of our urban communities?

N	Outside LC and B
N	Significant distance from Armitage with Handsacre Key Rural Settlement.
N	No Neighbourhood Shopping Centre

16 Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning

- 1 Will it increase educational attainment amongst young people?
- 2 Will it reduce the number of working age residents who have no, or lower level qualifications?

N	See assumption
N	See assumption

Sustainability Objective	Site Specific Question	Site Reference	Comment
		832	
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	Single -	There is potential for the site to support protected and priority species.
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	Double -	The site comprises of semi-improved grassland and lies adjacent to the Trent and Mersey Canal
	3 Will it protect statutory designated sites?	Double -	Within 0-15 CCSAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	Double -	The site comprises of priority habitat and the Trent and Mersey Canal runs along the boundary
2 To promote and enhance the rich diversity of the natural archaeological/ geological assets, and landscape character of the district	1 Does it respect and protect existing landscape character?	Double -	Cannock Chase and Cankwood Settled Farmland. Landscape enhancement
	2 Will it protect sites of geological importance?	N	No RIGS Site in vicinity
	3 Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing District landscape character?	N	See assumption
	4 Will it lead to the sterilisation of mineral resources?	Double -	Within Mineral Consultations Areas: Sand and Gravel Solid.
	5 Will it improve existing green infrastructure including National Forest, Forest of Mercia and the Central Rivers Initiative?	N	Not within Forest of Mercia, CRI or National Forest.
	6 Will it result in the loss of historic landscape features?	Double -	Located within Historic Environment Area Hawkesyard Priority Park / Armitage Park / Spode House.
	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	N	No Scheduled Ancient Monuments on or near to site and no non-designated area of archaeological interest on site.
3 To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting	1 Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	Double -	In close proximity to Grade 2 Listed Building Spode House and attached Coach House. In close proximity to Grade 2 Listed Buildings Former Summerhouse immediately west of Spode House. In close proximity to Grade 2 Listed Roman Catholic Church of St Thomas Hawkesyard.
	2 Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings?	N	There are no heritage assets on site/no scope for the improving access or understanding.
	3 Will it preserve and enhance conservation areas including their setting?	Double -	Site falls within the Trent and Mersey Canal Conservation Area.
	4 Will it offer opportunities to bring heritage assets back into active use?	N	There are no DDU historic buildings on site
4 Create places, spaces and buildings that are well designed, integrated effectively with one another, respect significant views and vistas, and enhance the distinctiveness of the local character	1 Will it achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	N	See assumption
	2 Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See assumption
	3 Does it safeguard historic views and valuable skylines of settlements?	N	There are no views or valuable skylines
	4 Is the site within a main settlement or a key rural settlement?	Double -	The site is located a distance away from the Key Rural Settlement (Armitage with Handsacre) and the neighbouring town of Rugeley
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	Double -	These services could be accessed from either Armitage with Handsacre and Brereton (located within Cannock Chase Council), the site is not located close to or adjacent to either of these settlements.
5 Maximise the use of previously developed land/buildings and the efficient use of land	1 Will it result in the loss of land that has not previously been developed?	Double -	Greenfield
	2 Is the site capable of supporting higher density development and/or a mix of uses?	N	See assumption
	3 Does the site allow for the re-use of existing buildings?	N	No buildings on site
	4 Will it reduce the amount of derelict, degraded and underused land within the District?	N	No DDU
6 Reduce the need to travel to jobs and services through sustainable integrated patterns of development, efficient use of existing sustainable modes of transport and increased opportunities for non-car travel	1 Does the site location encourage the use of existing sustainable modes of travel?	+	
	2 Will it reduce the overall impact on traffic sensitive areas?	+?	no insurmountable traffic constraints in Rugeley, no traffic evidence
	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	+?	potential to provide cycle infrastructure
7 To reduce, manage and adapt to the impacts of climate change	1 Will it reduce the causes of climate change?	N	See assumption
	2 Will it encourage prudent use of energy?	N	See assumption
	3 Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See assumption
8 To minimise waste and increase the reuse and recycling of waste materials	1 Will it reduce household and commercial waste?	N	See assumption
	2 Will it increase waste recovery and recycling?	N	See assumption
	3 Will it reduce the proportion of waste sent to landfill?	N	See assumption

Sustainability Objective	Site Specific Question	Site Reference	Comment
9 Seek and improve air, soil and water quality	1 Which Source Protection Zone does the development fall within?	N	Not in a SPZ
	2 Does the site fall within the River Mease SAC?	N	Not in SAC
	3 Is the site within or directly connected by road to an AQMA?	N	Not in AQMA
	4 Will it result in the loss of quality agricultural land?	Single -	Part Urban Part Grade 4 Greenfield
10 To reduce and manage flood risk	1 Is the site located outside an area of risk from flooding?	Single -	Flood Zone 1 Greenfield
	2 Will there be an opportunity for flood risk reduction?	?	See assumption
11 To provide affordable affordable homes that meet local need	1 Will it provide sufficient housing to meet existing and future housing need?	++	See assumption
	2 Will it increase the range and affordability of housing for all social groups?	++	Approx yield 40
	3 Will it reduce the number of households waiting for accommodation or accepted as homeless?	++	Approx yield 40
	4 Will it meet the needs of the travelling community and show people?	N	See assumption
12 Improve services and access to services to produce good health and wellbeing and reduce health inequalities	1 Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	{+}?	See assumption
	2 Will it support a healthy life style including opportunities for recreational/physical activity?	Single -	Is within 480m of one or more areas of accessible open space. Access is restricted by the A513 and canal.
	3 Will it provide new accessible green space?	{+}?	Provision of open space and play facilities are included on the Regulation 123 List. Some residential site options could offer good opportunities to incorporate new open space on site although this is uncertain until proposals for the site come forward.
13 To promote safe communities, reduce crime and fear of crime	1 Will it reduce crime through design measures?	N	See assumption
	2 Will it contribute to a safe built environment?	N	See assumption
14 Improve opportunities for prosperity and economic growth	1 Will it encourage higher skilled economic sectors in the District?	N	Not in an Existing Industrial Area or currently used for employment use.
	2 Will it encourage new employment that is consistent with local needs?	N	Not in an Existing Industrial Area or currently used for employment use.
	3 Will it encourage growth of existing businesses?	N	Not in an Existing Industrial Area or currently used for employment use.
	4 Will it encourage small businesses to grow?	N	Not in an Existing Industrial Area or currently used for employment use.
15 To enhance the vitality and viability of existing, city, town and village centres within the District	1 Will it improve existing facilities within Lichfield City and Burntwood Town Centre?	N	Outside LC and B
	2 Will it protect and enhance the ability of our key rural settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?	N	Significant distance from Armitage with Handsacre Key Rural Settlement.
	3 Will it support and protect existing neighbourhood centres serving the local needs of our urban communities?	N	No Neighbourhood Shopping Centre
16 Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning	1 Will it increase educational attainment amongst young people?	N	See assumption
	2 Will it reduce the number of working age residents who have no, or lower level qualifications?	N	See assumption

Sustainability Objective	Site Specific Question	Site Reference	Comment
		1031	
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	Double -	Protected and Priority Species are present on site
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	Double -	The site comprises of built form, hardstanding standing water, running water, semi-improved grassland improved grassland, bare, ground ruderal, woodland. Site assessment undertaken 2016.
	3 Will it protect statutory designated sites?	Double -	Within 0-15 CCSAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	Double -	The site contains priority habitat and watercourse run through the site, the River Trent runs along it's north boundary and the Trent and Mersey Canal along the South Boundary
2 To promote and enhance the rich diversity of the natural archaeological/ geological assets, and landscape character of the district	1 Does it respect and protect existing landscape character?	N	No Landscape Character recorded.
	2 Will it protect sites of geological importance?	N	No RIGS Site in vicinity
	3 Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing District landscape character?	N	See assumption
	4 Will it lead to the sterilisation of mineral resources?	N	Not in a Mineral Consultation Area
	5 Will it improve existing green infrastructure including National Forest, Forest of Mercia and the Central Rivers Initiative?	N	Not within Forest of Mercia, CRI or National Forest.
	6 Will it result in the loss of historic landscape features?	Single -	There is a small section of the North East boundary of the site that falls within the following Historic Environment Area: Water meadow North of Brereton.
3 To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	Single -	No Scheduled Ancient Monuments on or near to site. The following Historic Environment Areas are located within the site: Farmstead Near Armitage Farmstead Building. Langley Common Cottages Rugeley House. Boothurst Rugeley Farmstead.
	1 Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	No Listed Buildings on or near to site and no non designated buildings on site
	2 Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings?	N	There are no heritage assets on site/no scope for the improving access or understanding.
	3 Will it preserve and enhance conservation areas including their setting?	N	Not in or near to a Conservation Area
4 Create places, spaces and buildings that are well designed, integrated effectively with one another, respect significant views and vistas, and enhance the distinctiveness of the local character	4 Will it offer opportunities to bring heritage assets back into active use?	N	There are no DDU historic buildings on site
	1 Will it achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	N	See assumption
	2 Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See assumption
	3 Does it safeguard historic views and valuable skylines of settlements?	N	There are no views or valuable skylines
	4 Is the site within a main settlement or a key rural settlement?	Double -	The site is located a significant distance away from the Key Rural Settlement (Armitage with Handsacre) and the neighbouring town of Rugeley
5 Maximise the use of previously developed land/ buildings and the efficient use of land	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	Double -	The site is located close to Brereton (located within Cannock Chase District) where these services could be accessed. The site is also in close proximity to the Town of Rugeley where a range of services are located.
	1 Will it result in the loss of land that has not previously been developed?	Double +	Brownfield
	2 Is the site capable of supporting higher density development and/or a mix of uses?	N	See assumption
	3 Does the site allow for the re-use of existing buildings?	Single (+)?	Buildings on site
6 Reduce the need to travel to jobs and services through sustainable integrated patterns of development, efficient use of existing sustainable modes of transport and increased opportunities for non-car travel	4 Will it reduce the amount of derelict, degraded and underused land within the District?	Double +	The site is currently being used as a power station and is therefore in current use however following programmed decommissioning the site will be land that could become derelict, degraded and underused if an alternative use is not allocated.
	1 Does the site location encourage the use of existing sustainable modes of travel?	Single -	
	2 Will it reduce the overall impact on traffic sensitive areas?	?	too large to determine without traffic evidence
7 To reduce, manage and adapt to the impacts of climate change	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	++?	potential to cycle infrastructure and bus service
	1 Will it reduce the causes of climate change?	N	See assumption
	2 Will it encourage prudent use of energy?	N	See assumption
8 To minimise waste and increase the reuse and recycling of waste materials	3 Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See assumption
	1 Will it reduce household and commercial waste?	N	See assumption
	2 Will it increase waste recovery and recycling?	+	Brownfield
	3 Will it reduce the proportion of waste sent to landfill?	+	Brownfield

Sustainability Objective	Site Specific Question	Site Reference	Comment
9 Seek and improve air, soil and water quality	1 Which Source Protection Zone does the development fall within?	N	Not in a SPZ
	2 Does the site fall within the River Mease SAC?	N	Not in SAC
	3 Is the site within or directly connected by road to an AQMA?	N	Not in AQMA
	4 Will it result in the loss of quality agricultural land?	+	Majority Urban eastern boundary falls within Grade 4. Brownfield
10 To reduce and manage flood risk	1 Is the site located outside an area of risk from flooding?	N	Eastern section of the site is within Flood Zone 2 Brownfield
	2 Will there be an opportunity for flood risk reduction?	?	See assumption
11 To provide affordable affordable homes that meet local need	1 Will it provide sufficient housing to meet existing and future housing need?	++	See assumption
	2 Will it increase the range and affordability of housing for all social groups?	++	Approx yield 800-1600
	3 Will it reduce the number of households waiting for accommodation or accepted as homeless?	++	Approx yield 800-1600
	4 Will it meet the needs of the travelling community and show people?	N	See assumption
12 Improve services and access to services to produce good health and wellbeing and reduce health inequalities	1 Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?	(+)?	See assumption
	2 Will it support a healthy life style including opportunities for recreational/physical activity?	++	Site is located within 480m of one or more areas of accessible open space.
	3 Will it provide new accessible green space?	(+)?	Provision of open space and play facilities are included on the Regulation 123 List. Some residential site options could offer good opportunities to incorporate new open space on site although this is uncertain until proposals for the site come forward.
13 To promote safe communities, reduce crime and fear of crime	1 Will it reduce crime through design measures?	N	See assumption
	2 Will it contribute to a safe built environment?	N	See assumption
14 Improve opportunities for prosperity and economic growth	1 Will it encourage higher skilled economic sectors in the District?	Double -	Existing Employment Site
	2 Will it encourage new employment that is consistent with local needs?	Double -	Existing Employment Site
	3 Will it encourage growth of existing businesses?	Double -	Existing Employment Site
	4 Will it encourage small businesses to grow?	Double -	Existing Employment Site
15 To enhance the vitality and viability of existing, city, town and village centres within the District	1 Will it improve existing facilities within Lichfield City and Burntwood Town Centre?	N	Outside LC and B
	2 Will it protect and enhance the ability of our key rural settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?	N	Significant distance from Armitage with Handsacre Key Rural Settlement.
	3 Will it support and protect existing neighbourhood centres serving the local needs of our urban communities?	N	No Neighbourhood Shopping Centre
16 Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning	1 Will it increase educational attainment amongst young people?	N	See assumption
	2 Will it reduce the number of working age residents who have no, or lower level qualifications?	N	See assumption

Sustainability Objective	Site Specific Question	Site Reference	Comment
			27
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	Single -	There is potential for the site to support protected and priority species.
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	N	The site comprises of improved grassland
	3 Will it protect statutory designated sites?	Double -	Within 0-15 CCSAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	N	No priority habitat or watercourses present
2 To promote and enhance the rich diversity of the natural archaeological/ geological assets, and landscape character of the district	1 Does it respect and protect existing landscape character?	N	No Landscape Character recorded.
	2 Will it protect sites of geological importance?	N	No RIGS Site in vicinity
	3 Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing District landscape character?	N	See assumption
	4 Will it lead to the sterilisation of mineral resources?	N	Not in a Mineral Consultation Area
	5 Will it improve existing green infrastructure including National Forest, Forest of Mercia and the Central Rivers Initiative?	N	Not within Forest of Mercia, CRI or National Forest.
	6 Will it result In the loss of historic landscape features?	Single -	There is a small section of the North East boundary of the site that falls within the following Historic Environment Area: Water meadow North of Brereton.
	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	Single -	No Scheduled Ancient Monuments on or near to site. The following Historic Environment Areas are located within the site: Farmstead Near Armitage Farmstead Building. Langley Common Cottages Rugeley House. Boothurst Rugeley Farmstead.
3 To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting	1 Will it preserve and enhance buildings and structures and their settings and contribute to the Districts heritage?	N	No Listed Buildings or or near to site and no non-designated buildings on site
	2 Will it improve and broaden access to, and understanding of, local heritage , historic sites, areas and buildings?	N	There are no heritage assets on site/no scope for the improving access or understanding.
	3 Will it preserve and enhance conservation areas including their setting?	N	Not in or near to a Conservation Area
	4 Will it offer opportunities to bring heritage assets back into active use?	N	There are no DDU historic buildings on site
4 Create places, spaces and buildings that are well designed, integrated effectively with one another, respect significant views and vistas, and enhance the distinctiveness of the local character	1 Will it achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality?	N	See assumption
	2 Does it value and protect diverse and locally distinctive settlement and townscape character?	N	See assumption
	3 Does it safeguard historic views and valuable skylines of settlements?	N	There are no views or valuable skylines
	4 Is the site within a main settlement or a key rural settlement?	Double -	The site is located a significant distance away from the Key Rural Settlement (Armitage with Handsacre) and the neighbouring town of Rugeley
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	Double -	The site is located close to Brereton (located within Cannock Chase District) where these services could be accessed. The site is also in close proximity to the Town of Rugeley where a range of services are located.
5 Maximise the use of previously developed land/ buildings and the efficient use of land	1 Will it result in the loss of land that has not previously been developed?	Double -	Greenfield
	2 Is the site capable of supporting higher density development and/or a mix of uses?	N	See assumption
	3 Does the site allow for the re-use of existing buildings?	N	No buildings on site
	4 Will it reduce the amount of derelict, degraded and underused land within the District?	N	No DDU
6 Reduce the need to travel to jobs and services through sustainable integrated patterns of development, efficient use of existing sustainable modes of transport and increased opportunities for non-car travel	1 Does the site location encourage the use of existing sustainable modes of travel?	++	
	2 Will it reduce the overall impact on traffic sensitive areas?	++	Less than 25 dwellings
	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	N	access to all 4 sustainable modes
7 To reduce, manage and adapt to the impacts of climate change	1 Will it reduce the causes of climate change?	N	See assumption
	2 Will it encourage prudent use of energy?	N	See assumption
	3 Will it provide opportunities for additional renewable energy generation capacity within the District?	N	See assumption
8 To minimise waste and increase the reuse and recycling of waste materials	1 Will it reduce household and commercial waste?	N	See assumption
	2 Will it increase waste recovery and recycling?	N	See assumption
	3 Will it reduce the proportion of waste sent to landfill?	N	See assumption

Sustainability Objective

9 Seek and improve air, soil and water quality

Site Specific Question

- 1 Which Source Protection Zone does the development fall within?
- 2 Does the site fall within the River Mease SAC?
- 3 Is the site within or directly connected by road to an AQMA?
- 4 Will it result in the loss of quality agricultural land?

Site Reference	Comment
N	Not in a SPZ
N	Not in SAC
N	Not in AQMA
Single -	Part Urban Part Grade 4 Greenfield
Single -	Eastern section of the site is within Flood Zone 2 Greenfield.
?	See assumption
++	See assumption
++	Approx yield 800-1600
++	Approx yield 800-1600
N	See assumption
(+)?	See assumption
++	Site is located within 480m of one or more areas of accessible open space.
(+)?	Provision of open space and play facilities are included on the Regulation 123 List. Some residential site options could offer good opportunities to incorporate new open space on site although this is uncertain until proposals for the site come forward.
N	See assumption
N	See assumption
Double -	Existing Employment Site
Double -	Existing Employment Site
Double -	Existing Employment Site
Double -	Existing Employment Site
N	Outside LC and B
N	Significant distance from Armitage with Handsacre Key Rural Settlement.
N	No Neighbourhood Shopping Centre
N	See assumption
N	See assumption

10 To reduce and manage flood risk

- 1 Is the site located outside an area of risk from flooding?
- 2 Will there be an opportunity for flood risk reduction?

11 To provide affordable affordable homes that meet local need

- 1 Will it provide sufficient housing to meet existing and future housing need?
- 2 Will it increase the range and affordability of housing for all social groups?
- 3 Will it reduce the number of households waiting for accommodation or accepted as homeless?
- 4 Will it meet the needs of the travelling community and show people?

12 Improve services and access to services to produce good health and wellbeing and reduce health inequalities

- 1 Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents?
- 2 Will it support a healthy life style including opportunities for recreational/physical activity?
- 3 Will it provide new accessible green space?

13 To promote safe communities, reduce crime and fear of crime

- 1 Will it reduce crime through design measures?
- 2 Will it contribute to a safe built environment?

14 Improve opportunities for prosperity and economic growth

- 1 Will it encourage higher skilled economic sectors in the District?
- 2 Will it encourage new employment that is consistent with local needs?
- 3 Will it encourage growth of existing businesses?
- 4 Will it encourage small businesses to grow?

15 To enhance the vitality and viability of existing, city, town and village centres within the District

- 1 Will it improve existing facilities within Lichfield City and Burntwood Town Centre?
- 2 Will it protect and enhance the ability of our key rural settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?
- 3 Will it support and protect existing neighbourhood centres serving the local needs of our urban communities?

16 Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning

- 1 Will it increase educational attainment amongst young people?
- 2 Will it reduce the number of working age residents who have no, or lower level qualifications?