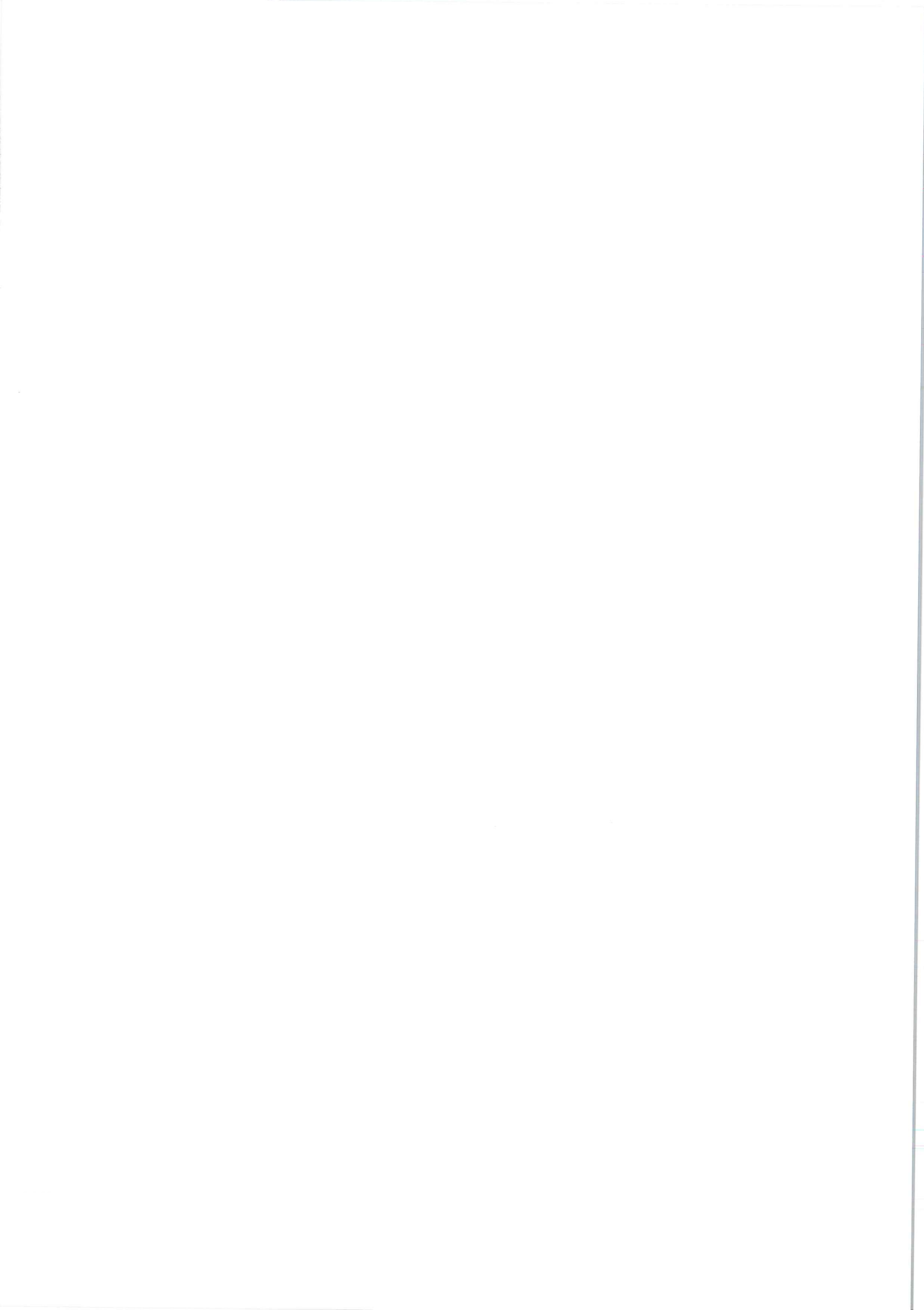


Lichfield District Council

Site Allocations

Sustainability Appraisal Scoring Matrix: Settlement Fazeley

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? | N | Unlikely to support protected and support priority and protected species. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | This site is arable and pastoral fields |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | N | No Historic Landscape Features. |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. Site is adjacent to Historic Environment Area: Watling Street, Roman Road |
| 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 the site or adjacent to the 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 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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? | Double - | |
| | 2 Will it reduce the overall impact on traffic sensitive areas? | + ? | no insurmountable traffic constraints in Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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 255 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 255 |
| | 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? | 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? | ++ | Adjacent to the settlement of Fazeley. Boundary location has easy access to existing structure to link site with services. |
| | 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 |
|--|---|-----------------|---|
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | 495 Single - | There is potential to support protect and priority species. No survey evidence. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | Double - | Semi-improved grassland and shrub land |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. Isolated by the A5 to the North and the Hospital to the East and Southern boundary is Watling street. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | Single - | The site is within the following Historic landscape feature: Crop Marks Fazeley , pit alignment |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. Site is adjacent to Historic Environment Area: Watling Street, Roman Road |
| 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 the site or adjacent to the 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 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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 Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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 102 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 102 |
| | 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? | 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? | ++ | Adjacent to the settlement Fazeley boundary. Location has easy access to existing structure to link site with services. |
| | 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 |
|--|---|----------------|---|
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | N | Unlikely to support protected and support priority and protected species. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | Agricultural land |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | Single - | The site is partly within the following Historic landscape feature: Crop Marks Fazeley , pit alignment |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. No non-designated areas 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 the site or adjacent to the 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 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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 Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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 198 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 198 |
| | 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? | 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? | ++ | Adjacent to the settlement of Fazeley. Boundary location has easily access to existing structure to link site with services. |
| | 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 |
|--|---|----------------|---|
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | N | Unlikely to support protected and support priority and protected species. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | Improved grassland |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | N | The site is adjacent to the following Historic landscape feature: Crop Marks Fazeley , pit alignment |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. Site is adjacent to Historic Environment Area: Watling Street, Roman Road |
| 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 the site or adjacent to the 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? | Single - | Site is near to Fazeley and Bonehill 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? | Single - | Development would erode character of historic hamlet of Bonehill. |
| | 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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 Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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 79 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 79 |
| | 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? | 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? | ++ | Adjacent to the settlement of Fazeley. Boundary location has easy access to existing structure to link site with services. |
| | 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 |
|--|---|----------------|---|
| | | 95 | |
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | N | Unlikely to support protected and support priority and protected species. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | Improved grassland |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | N | No Historic Landscape Features listed |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. Site is adjacent to Historic Environment Area; Watling Street, Roman Road |
| 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 the site or adjacent to the 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 | Site is adjacent to Fazeley and Bonehill 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? | Double - | Development would significantly erode character of historic hamlet of Bonehill. |
| | 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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 Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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 62 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 62 |
| | 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? | 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? | ++ | Adjacent to the settlement of Fazeley. Boundary location has easy access to existing structure to link site with services. |
| | 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 |
|--|---|----------------|---|
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | Single - | There is potential to support protected and priority species. No survey evidence. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N (?) | Garden of unknown biodiversity value. Mature trees. |
| | 3 Will it protect statutory designated sites? | N | Not In SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | N | Not located close to established corridors or watercourses. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | N | The site is adjacent to the following Historic landscape feature: Bonehill Park, Landscape Park |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | N | No Scheduled Ancient Monuments on or near to site. No non-designated areas 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 - | No listed buildings on the site or adjacent to the site. Locally Listed buildings adjacent to 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? | Double - | Site is within Fazeley and Bonehill 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? | Double - | Development would significantly erode character of historic hamlet of Bonehill. |
| | 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? | + | Boundary with a Key Rural settlement Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | + | These services are located within the village centre of Fazeley the site is located adjacent to the settlement within access to those services via existing highway infrastructure. In addition local shopping facilities are also located within the neighbourhood area of Mile Oak. |
| 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 Fazeley, 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - | Grade 2 Greenfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 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? | N | Approx Yield 7 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | N | Approx Yield 7 |
| | 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 only one area 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? | 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? | ++ | Clear gap between settlement of Fazeley boundary however location has easy access to existing structure to link site with services. |
| | 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 |
|--|---|----------------|---|
| | | 115 Fazeley | |
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | Double - | Surveys undertaken as part of planning application. Protected species on site (Bats). |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | Previously Developed |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | Single - | Adjacent to Watercourse potential to impact. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | Single - | The site is located on the following Historic Landscape Features: Dratyon Manor Landscape Park . |
| | 7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings? | Single - | No Scheduled Ancient Monuments on or near site. The site includes the following Historic Environment Areas: Fazeley Steam Mill Tape Mill, Steam Engine House, Boiler House, Stream Engine House, Textile Mill Boiler House. The site is adjacent to Watling Street (Wall to Fazeley). |
| 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? | ++ | Site includes Fazeley Mill (Tolson's Mill), Grade II. This is currently vacant and at risk. |
| | 2 Will it improve and broaden access to, and understanding of, local heritage , historic sites, areas and buildings? | + | Potential |
| | 3 Will it preserve and enhance conservation areas including their setting? | + | Site is within Fazeley and Bonehill Conservation Area |
| | 4 Will it offer opportunities to bring heritage assets back into active use? | ++ | Site includes Fazeley Mill (Tolson's Mill), Grade II. This is currently vacant and at risk. |
| 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? | + | Site is located within the Key Rural settlement boundary of Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | ++ | These key services are located within the village centre of Fazeley, the site is located within the settlement boundary |
| 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? | ++ | 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? | ++ | Buildings on site |
| | 4 Will it reduce the amount of derelict, degraded and underused land within the District? | ++ | The site is only currently partially used and floors within the existing listed structure are derelict, degraded and underused. |
| 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 Fazeley, 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? | + | Brownfield |
| | 3 Will it reduce the proportion of waste sent to landfill? | + | Brownfield |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | + | Grade 3 Brownfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 10 To reduce and manage flood risk | 1 Is the site located outside an area of risk from flooding? | N | Flood Zone 1 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 100 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 100 |
| | 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? | Single - | Part of the site is currently being used for employment |
| | 2 Will it encourage new employment that is consistent with local needs? | Single - | Part of the site is currently being used for employment |
| | 3 Will it encourage growth of existing businesses? | Single - | Part of the site is currently being used for employment |
| | 4 Will it encourage small businesses to grow? | Single - | Part of the site is currently being used for employment |
| 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? | ++ | Within the Settlement of Fazeley |
| | 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 |
|--|---|----------------|---|
| 1 To promote biodiversity protection, enhancement and management of species and habitats | 1 Will it conserve protected/priority species? | N | 97 Fazeley Limited potential to support protected and priority species. |
| | 2 Will it conserve protected/ priority habitats and local nature conservation sites? | N | Existing buildings, mature trees, ruderal and improved grassland. |
| | 3 Will it protect statutory designated sites? | N | Not in SAC |
| | 4 Will it encourage ecological connectivity (including green corridors and water courses)? | Single - | Adjacent to Watercourse potential to impact. |
| 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? | Single - | The current landscape character for the site is as follows Trent Valley Washlands Lowland Village Farmland. Landscape restoration |
| | 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 in NF, FM or CRI |
| | 6 Will it result in the loss of historic landscape features? | Single - | The site is located within the following historic landscape feature: 1, Bonehill Mill. |
| | 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 site is located within the following historic environment areas: 1, Bonehill Mill, Corn Mill, Mill Pond, Calico Printing works. The site is adjacent to Watling Street (Wall to Fazeley) |
| 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? | ++ | Site includes 3 Grade II listed buildings: 122 Lichfield Street, Bonehill Mill and Nos 116 to 120 (even), Lichfield Street. These are all at risk and number 122 and Bonehill Mill are vacant. |
| | 2 Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? | ++ | |
| | 3 Will it preserve and enhance conservation areas including their setting? | + | Site is within Fazeley and Bonehill Conservation Area |
| | 4 Will it offer opportunities to bring heritage assets back into active use? | ++ | Site includes 3 Grade II listed buildings: 122 Lichfield Street, Bonehill Mill and Nos 116 to 120 (even), Lichfield Street. These are all at risk and number 122 and Bonehill Mill are vacant. |
| 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? | + | Site is located within the Key Rural settlement boundary of Fazeley |
| | 5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)? | ++ | These key services are located within the village centre of Fazeley, the site is located within the settlement boundary |
| 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? | ++ | 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? | ++ | Buildings on site |
| | 4 Will it reduce the amount of derelict, degraded and underused land within the District? | ++ | The listed elements of the site are currently derelict, degraded and underused. |
| 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? | +? | 25 dwellings |
| | 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 |
| 9 Seek and improve air, soil and water quality | 1 Which Source Protection Zone does the development fall within? | N | No 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 a AQMA |
| | 4 Will it result in the loss of quality agricultural land? | Double - (?) | Grade 3 part Greenfield, part Brownfield |

| Sustainability Objective | Site Specific Question | Site Reference | Comment |
|--|---|----------------|---|
| 10 To reduce and manage flood risk | 1 Is the site located outside an area of risk from flooding? | Single - (?) | Flood Zone 1 Part Greenfield, part 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 25 |
| | 3 Will it reduce the number of households waiting for accommodation or accepted as homeless? | ++ | Approx yield 25 |
| | 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? | 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? | ++ | Within the Settlement of Fazeley |
| | 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 |