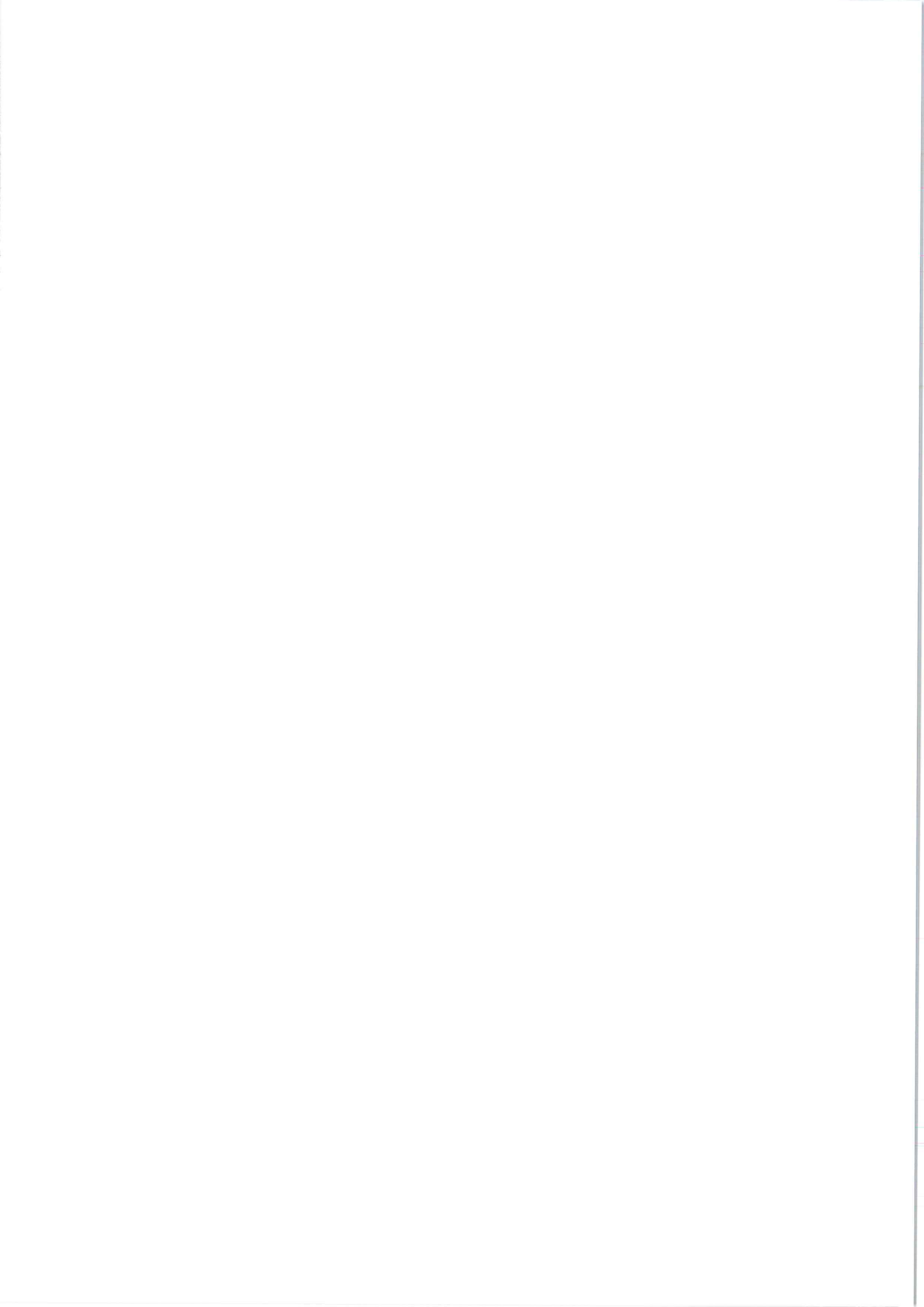


**Lichfield District Council**

**Site Allocations**

**Sustainability Appraisal Scoring Matrix: Settlement North of Tamworth**

**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?	Double -	104 Protected and priority species are on site (Badgers, Bats survey data 2015)
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	Single -	The site comprises of Cereal Fields, semi-improved grassland, mature hedgerows, woodland, bullfinch.
	3 Will it protect statutory designated sites?	N	Not SAC
	4 Will it encourage ecological connectivity (including green corridors and water courses)?	N	This site contains small areas of priority habitat which are isolated.
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 -	Mease Lowlands Lowland village farmlands. 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 in FM Not in CRI not in NF
	6 Will it result in the loss of historic landscape features?	Single -	The site includes the following historic landscape features: Ridge and Furrow, North of Ashby Road, Wigginton and Ridge and Furrow, Arkall Farm, Wigginton
	7 Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their settings?	Single -	The site includes the Historic Environment Areas of: Ridge and Furrow, North of Ashby Road, Wigginton and Ridge and Furrow, Arkall Farm, Wigginton this will be lost through development of the 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 -	The site wraps all around the GII Arkall Farmhouse, Ashby Road, Wigginton which will totally alter its setting.
	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?	+	Neighbouring Town
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	?	The location of the West Coast Mainline between the site the settlement acts as a significant barrier to the services located within the key rural settlement. Not known if pedestrian access along the Ashby Road B5493 is adequate
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?	(+)?	Buildings on site (small number)
	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?	Single -	
	2 Will it reduce the overall impact on traffic sensitive areas?	Double -	Evidence provided through Gungate corridor study shows that 1000 houses on this site would have negative impacts on the network in Tamworth
	3 Will it help develop walking cycling rail and bus networks to enable residents access to employment, services and facilities?	++	Potential to provide access to a bus service and pedestrian improvements
7 The Climate Change One	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 The Waste One	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 The Soil Air Water Quality One	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?	Double -	Majority Grade 3 Eastern boundary Grade 2 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 1000
	3 Will it reduce the number of households waiting for accommodation or accepted as homeless?	++	Approx yield 1000
	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
	1 Is the site located outside and area of risk from flooding?	N	Site is not located within 480m of any 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 Lst. 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.

**Sustainability Objective**

**Site Specific Question**

Site Reference	Comment
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	Outside LC and B
N	Not in or adjacent to a Key Rural Settlement
N	No Neighbourhood Shopping Centre
N	See assumption
N	See assumption

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?

Sustainability Objective	Site Specific Question	Site Reference	Comment
		43	
1 To promote biodiversity protection, enhancement and management of species and habitats	1 Will it conserve protected/priority species?	N	The site is unlikely to support priority and protected species
	2 Will it conserve protected/ priority habitats and local nature conservation sites?	N	The site comprises of bare ground
	3 Will it protect statutory designated sites?	N	Not SAC
	4 Will it encourage ecological connectivity (Including green corridors and water courses)?	N	No priority habitat or water course.
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 -	Mease Lowlands Lowland village farmlands. 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 in FM Not in CRI not in NF
	6 Will it result in the loss of historic landscape features?	N	No Historic landscape features on or near to the site.
	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 areas of archaeological importance 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 the site. No non-designated built heritage assets on or 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?	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?	+	Neighbouring Town
	5 Is the site within close proximity to key services (e.g. Schools, food shops, public transport, health centres etc.)?	+	The site lines adjacent to the Tamworth settlement boundary and within easy access of services located within the settlement.
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?	+	Planning permission
	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 The Climate Change One	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 The Waste One	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 The Soil Air Water Quality One	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?	Double -	Majority Grade 2 Northern boundary Grade 3 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 165
	3 Will it reduce the number of households waiting for accommodation or accepted as homeless?	++	Approx Yield 165
	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
	1 Is the site located outside and area of risk from flooding?	N	Site is not located within 480m of any 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.

**Sustainability Objective**

**Site Specific Question**

Site Reference	Comment
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	Outside LC and B
N	Not in or adjacent to a Key Rural Settlement
N	No Neighbourhood Shopping Centre
N	See assumption
N	See assumption

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?