

APPENDIX H – LOCAL PLAN ALLOCATIONS SUSTAINABILITY APPRAISAL

Introduction

Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.

SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of Lichfield District Council's Local Plan Allocation has been developed using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Assumptions and Assessment

Every Local Plan Allocation proposed site along with reasonable alternatives have been assessed as part of the SA. In addition every revised policy has been assessed through the SA process. There are a number of SA indicators which assumptions have be attached before the SA assessment process was been completed. These assumptions have been catalogued.

SA Objectives	Assumptions
<p>1. To promote biodiversity protection, enhancement and management of species and habitats.</p>	<p>All types of Site Options</p> <p>Individual site assessment were completed by Lichfield District Council’s Ecology Officer (BSc (hon) and MBIol (hon), retains EPS licences and has over 10 years of practical experience).</p> <p>Sites were assessed using all available ecological data, this was provided by:</p> <ul style="list-style-type: none"> • The Lichfield District Local Development Framework Ecological Study. • The Staffordshire Ecological Record. • Any and all recent Ecological Assessments relevant to the site which had previously been submitted to the LPA as part of a prior planning application. • 2017 Arial photographs. • The Ecology Officers previous knowledge of the site (if a site visit had previously been conducted as part of a prior planning application). <p>If, after scrutinising all available information, a reasonable assessment of the sites ecological value could not be determined with any assurance then a site visit/re-visit was conducted by the Ecology Officer using existing highways and public rights of way.</p> <p>For reference follow text offers a summary of requirements during the Decision –taking phase of delivering sustainable development in regard to biodiversity protected species and their habitats.</p> <p>Site Specific Question 1</p> <ul style="list-style-type: none"> • Where a protected/priority species is found to be present the developer would adhere to the mitigation hierarchy (as per para 118 of NPPF 2012).

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	<ul style="list-style-type: none"> • All developments, prior to approval of application, would need to demonstrate to the LPA that the proposed works are unlikely to negatively impact upon protected or priority species (i.e. those defined under the Wildlife and Countryside Act 1981 (as amended 2010), The Conservation of Natural Habitats Regulations (Habitat Regs.) 1994 (as amended 2010), The Protection of Badgers Act 1992 or listed under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). • All development would conform to the requirements of para 118 of NPPF 2012 (no net-loss). • All developments would demonstrate compliance with policy NR3 of LDC Local plan, achieving a net gain for protected/priority species. <p>Site Specific Question 2</p> <ul style="list-style-type: none"> • Where priority habitat or local conservation site (SBI, BAS) were found to be negatively affected by the development proposed (direct or indirect; during either construction or operation) the developer would adhere to the mitigation hierarchy (as per para 118 of NPPF 2012). • All developments, prior to approval of application, would need to demonstrate to the LPA that the proposed works are unlikely to negatively impact upon protected or priority habitats (i.e. those defined under the Wildlife and Countryside Act 1981 (as amended 2010), The Conservation of Natural Habitats Regulations (Habitat Regs.) 1994 (as amended 2010), listed under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006), or noted within the LDC Biodiversity and Development SPD. • All development would conform to the requirements of para 118 of NPPF 2012 (no net-loss) • All developments would demonstrate compliance with policy NR3 of LDC Local plan, and para 6.33 of Biodiversity and Development SPD achieving a measurable net gain of no less than 20% above the biodiversity unit value of habitats to be lost. <p>Site Specific Question 3</p> <ul style="list-style-type: none"> • All development within agreed zones of impact (CC SAC 15km, and RM SAC water catchment zone) will adhere to either CC SAC mitigation guidance or RM SAC Developer contribution scheme, as appropriate. <p>Site Specific Question 4</p>

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	<ul style="list-style-type: none"> Increased ecological will be sought to be incorporated in all developments in line with the Lawton Principle (Biodiversity 2020) & LDC local plan policy’s NR3 and NR6
<p>2. To promote and enhance the rich diversity of the natural archaeological/geological assets, and landscape character of the District.</p>	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>Landscapes that have been characterised as Active Landscape Conservation, Landscape Maintenance, and Landscape Enhancement are seen to have potentially high sensitivity to development. Landscapes that have been characterised as Landscape Restoration and Innovative Landscape Regeneration are seen to have a potentially moderate sensitivity to development. Landscapes that are classed as urban or have no recognised landscape character are seen to have a potentially low sensitivity to development as defined by the Staffordshire County Council Landscape Character Types (2001). In addition where development is within or close to designated landscapes negative effects could result.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> Sites that are entirely or mainly in Active Landscape Conservation, Landscape Maintenance and Landscape Enhancement are likely to have a significant negative effect (--) Sites that are entirely or mainly in Landscape Restoration and Innovation Landscape Regeneration are likely to a have a minor negative effect (-) Site that are entirely or mainly in and urban or non-classified Landscape Character Area are likely to have a neutral (N) effect. <p>In addition where development is within or close to designated landscapes negative effects could result.</p> <ul style="list-style-type: none"> Sites that are within or in close proximity to Cannock Chase AONB are likely to have a significant negative effect (--)

SA Objectives	Assumptions
	<p>Site Specific Question 2</p> <p>Development sites that are in or within close proximity to sites of geological importance could potential have an impact on those features, however uncertainly existing, as appropriate mitigation may avoid adverse effects and could have potential benefits.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly in within or in close proximity to a regionally important geological site are likely to have a significant negative effect (--?) • All other sites will be score neutral (N). <p>Site Specific Question 3</p> <p>The effect of new development on improving and promoting landscape connectivity will depend largely on the sites detailed design, which is not yet known.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • All sites will be scored neutral effect (N). <p>Site Specific Question 4</p> <p>The location of development sites can influence the efficient use of minerals as development in Mineral Safeguarding Areas as identified in the adopted Staffordshire Minerals Local Plan may sterilise mineral resources and restrict the availability of resources in the District.</p> <p>Therefore the following assumptions will be made in related to Site Specific Question 4.</p> <ul style="list-style-type: none"> • Where sites fall entirely or mainly in within a Mineral Safeguarding area will be scored as having a significant negative effect (--) • Sites outside a Mineral Safeguarding area will be scored as having a neutral effect (N).

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	<p>Site Specific Question 5</p> <p>Potential exists for developed within the designated areas through contributions and/or design features to have a positive effect in identified objectives of the National Forest, Forest of Mercia and the Central Rivers Initiative.</p> <p>Therefore the following assumptions will be made in related to Site Specific Question 5.</p> <ul style="list-style-type: none"> • Where sites fall entirely or partial within the National Forest, Forest of Mercia and the Central Rivers Initiative a potential minor positive effect with uncertainty (+?). • Sites outside the National Forest, Forest of Mercia and the Central Rivers Initiative will be scored as have a neutral effect (N). <p>Site Specific Question 6</p> <p>Development sites that are in or within close proximity to a historic landscape feature could potential have an impact on those features, however uncertainly exists, as appropriate mitigation may avoid adverse effects and could have potential benefits.</p> <p>Therefore the following assumptions will be made in related to Site Specific Question 4.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly in within or in close proximity to a historic landscape feature have the potential to result in a significant negative effect with uncertainty (--?). • All other sites will be score neutral (N). <p>Site Specific Question 7</p> <p>Development sites that are in or within close proximity to sites of archaeological importance could potential have an impact on those features, however uncertainly exists, as appropriate mitigation may avoid adverse effects and could have potential benefits.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 7.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly in within or in close proximity to a site of archaeological importance are likely to have a significant negative effect with uncertainty (--?). • All other sites will be score neutral (N).

SA Objectives	Assumptions
<p>3. To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their setting.</p>	<p>All types of Site Options</p> <p>The NPPF para 132 states that the ‘significance of a heritage asset can be harmed or lots through alteration or destruction of the heritage asset or development within its setting’. Development could also enable the enhancement of an asset preserving or revealing importance elements.</p> <p>Site Specific Question 1</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Where sites have the potential to significantly enhance a listed building or its setting for example by repairing it, removing inappropriate development within its setting they will be scored as having a significant positive effect (++). • Where sites have the potential to enhance a locally listed building or its setting or they have the potential to make a modest improvement to a listed building or its setting they will be scored as having a minor positive effect (+). • Where sites are not considered to be within the setting of a listed or locally listed building they will be scored as having a Neutral (N). • Where a site has the potential to harm a locally listed building or its setting or would cause modest harm to a Grade II listed building or its setting but this would be minor harm and/or could be mitigated this will be scored as having a minor negative (-). • Where a site, however developed, would cause any harm to a Grade I or II* listed building or its setting or harm to a Grade II listed building or its setting that could not be mitigated it will be scored as having a significant negative effect (--). <p>Site Specific Question 2</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • Where sites have the potential to significantly improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings they will be scored as having a significant positive effect (++). • Where sites have the potential to improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings they will be scored as having a minor positive effect (+).

SA Objectives	Assumptions
	<ul style="list-style-type: none"> • Where sites are not considered to be near to any heritage assets they will be scored as having a neutral (N). • Where a site has the potential to harm access to, and understanding of, local heritage, historic sites, areas and buildings or their settings but this would be minor harm and/or could be mitigated this will be scored as having a minor negative effect (-). • Where a site, however development would harm access to, and understanding of, local heritage, historic sites, areas and buildings or their settings and no mitigation is likely to be possible this will be scored as having a significant negative effect (--). <p>Site Specific Question 3</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> • Where sites have the potential to enhance a conservation area, for example where the area is highlighted as an area for improvement in the adopted conservation area appraisal, they will be scored as having a significant positive effect (++) • Where sites have the potential to preserve the conservation area they will be scored as having a minor positive effect (+). • Where sites are not considered to be within the setting of a conservation area they will be scored as having a significant positive effect (N). • Where a site has the potential to harm the conservation area or its setting but this would be minor harm and/or could be mitigated this will be scored as having a minor negative effect (-). • Sites which however development would cause harm to a conservation area or its setting will be scored as having a significant negative effect (--). <p>Site Specific Question 4</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> • Where sites have the potential to bring a listed building back into active use they will be scored as having a significant positive effect (++) • Where sites have the potential to bring a locally listed building or other non-designated heritage asset back into active use they will be scored as having a minor positive effect (+). • Where sites do not contain any designated or non-designated heritage assets they will be scored as having a neutral effect (N).

SA Objectives	Assumptions
	<ul style="list-style-type: none"> • Where a site has the potential to harm a non-designated heritage asset so that it is less likely to be able to be brought back into use this will be scored as having a minor negative effect (-). • Where a site, has the potential to harm a designated heritage asset so that it is less likely to be able to be brought back into use this will be scored as having a significant negative effect (--).
<p>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.</p>	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>The effects of new development on Site Specific Question 1 will depend largely on its design, which is not yet known, therefore all effects will be to some extent uncertain at this stage. Therefore the assumption will be made that all sites have the potential to achieve a high quality and sustainable design sensitive to the locality but this depends wholly on the specific attribute of a particular scheme.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • All sites will be scored neutral effect (N). <p>Site Specific Question 2</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> • Where sites have the potential to significantly improve locally distinctive settlement and townscape character they will be scored as having a significantly positive effect (++) • Where sites have the potential to improve locally distinctive settlement and townscape character setting they will be scored as having a minor positive effect (+). • Where sites have the potential to preserve locally distinctive settlement and townscape character they will be scored as having a neutral effect (N). • Where a site has the potential to harm locally distinctive settlement and townscape character but this harm would be minimal and/or could be mitigated this will be scored as having a minor negative effect (-). • Where a site, however developed, harm locally distinctive settlement and townscape character that could not be mitigated it will be scored as having a significantly minor effect (--).

SA Objectives	Assumptions
	<p data-bbox="638 234 927 261">Site Specific Question 3</p> <p data-bbox="638 308 1688 335">Therefore the following assumptions will be made in relation to Site Specific Question 3.</p> <ul data-bbox="689 344 2033 703" style="list-style-type: none"> <li data-bbox="689 344 2033 411">• Where sites have the potential to significantly improve historic views and valuable skylines of settlements they will be scored as having a significant positive effect (++) <li data-bbox="689 419 2033 486">• Where sites have the potential to improve historic views and valuable skylines of settlements setting they will be scored as having a minor positive effect (+). <li data-bbox="689 494 2033 561">• Where sites will have no impact on historic views and valuable skylines of settlements they will be scored as having a neutral effect (N). <li data-bbox="689 569 2033 636">• Where a site has the potential to harm historic views and valuable skylines of settlements but this harm would be minimal and/or could be mitigated this will be scored as having a minor negative effect (-). <li data-bbox="689 644 2033 703">• Where a site, however developed, harm historic views and valuable skylines of settlements that could not be mitigated it will be scored as having a significant negative effect (--). <p data-bbox="638 746 1229 774">Residential and Gypsy and Traveller Site Options</p> <p data-bbox="638 817 927 844">Site Specific Question 4</p> <p data-bbox="638 890 2033 949">Connections and the access to integrated infrastructure (physical, green and social/community) is seen as important to the formation of sustainable communities.</p> <p data-bbox="638 995 1675 1023">Therefore the following assumption will be made in relation to Site Specific Question 4.</p> <ul data-bbox="689 1032 2033 1394" style="list-style-type: none"> <li data-bbox="689 1032 2033 1099">• Sites that are within or have a boundary with a Lichfield or Burntwood will be scored as having a significant positive effect (++). <li data-bbox="689 1107 2033 1174">• Sites that are within or have a boundary with Alrewas, Armitage with Handscare, Fazeley, Fradley, Shenstone and Whittington (Key Rural Settlements) will be scored as having a minor positive effect (+). <li data-bbox="689 1182 2033 1249">• Sites that are have a boundary with Rugeley and Tamworth (Neighbouring Town) will be scored as having a minor positive effect (+). <li data-bbox="689 1257 2033 1394">• Sites that are within or have a boundary with those settlements identified as Other Rural (Clifton Campville, Colton, Drayton Basset, Edingale, Elford, Hamstall Ridware, Harlaston, Hill Ridware, Hopwas, Kings Bromley, Little Aston, Longdon, Stonnall, Upper Longdon, Wigginton) will be scored as having a minor negative effect (-)

SA Objectives	Assumptions
	<ul style="list-style-type: none"> • Sites that are isolated and are located away from any settlement boundary will be scored as having a significant negative effect (--). <p>Site Specific Question 5</p> <p>Site Specific Question 5 relates directly to Site Specific Question 5 (above) assumptions and scoring has been linked to enable an informed response. It should also be noted that access to a number of clearly identified services features is also captured within Sustainability Objective 6 Site Specific Question 3.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 5</p> <ul style="list-style-type: none"> • Those sites identified as being within or having a boundary with an identified settlement identified within Site Specific Question 4 with score has having a minor positive effect (+). • All other sites will have a significant negative effect (--). <p>Employment Site Options</p> <p>Site Specific Question 4</p> <p>The settlement hierarchy articulated through site specific Question 4 is not relevant to employment sites.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 4</p> <ul style="list-style-type: none"> • A neutral (N) score will be recorded. <p>Site Specific Question 5</p> <p>Whilst it is possible that employees may choose to access services close to their place of employment during the working day a direct relationship between the two is considered at this point the SA to be neutral. It should be noted that accessibility is considered directly as part of SA Objective 6 and furthermore SA Objective 15 measures potential economic benefits.</p>

SA Objectives	Assumptions
	<p>Therefore the following assumption will be made in relation to Site Specific Question 5</p> <ul style="list-style-type: none"> • A neutral (N) score will be recorded.
<p>5. Maximise the use of previously developed land/buildings and the efficient use of land.</p>	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Sites that are mainly or entirely on brownfield land will be scored as having a significant positive effect (++) • Sites that are partly greenfield but include an element of previously developed land will be scored as having a minor negative effect (-) • Sites that are mainly or entirely on greenfield land will be scored as having a significant negative effect (--). <p>Site Specific Question 2</p> <p>Higher density development with a number of integrated uses provides an efficient use of existing land resource. Whilst the great majority of sites have the natural ability to deliver high density development this can be restricted at detailed design stage when the surrounding context and other individual site specific elements are established.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • All sites will be scored as having a neutral (N) effect. <p>Site Specific Question 3</p> <p>The reuse of existing buildings is an efficient use of existing resources however the extent that new development is able to incorporate existing site infrastructure will only become apparent at detailed design stage.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 3.</p>

SA Objectives	Assumptions
	<ul style="list-style-type: none"> • Sites that have existing buildings included within them will be scored as having a minor positive effect with uncertainty (+?) • Site that do not have buildings included within them will be scored as having a neutral effect (N). <p>Site Specific Question 4</p> <p>Development on derelict, degraded and underused land represents an efficient use of land.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> • Sites that have an element of derelict, degraded and underused land within them will be scored as having a significant positive effect (++). • All other sites will be scored as having a neutral effect (N).
<p>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.</p>	<p>All types of site options</p> <p>Site Specific Question 1</p> <p>The potential for new residents/ employees/ visitors to use sustainable modes of travel (walking, cycling, bus and rail) when travelling to and from the site has been assessed using TRACC accessibility planning software. Access to the following services has been calculated for Lichfield District and overlaid with the site boundaries:</p> <ul style="list-style-type: none"> • Access to an hourly or better bus service within a 350m walk • Access to a rail station within a 30 minute walk • Access to a primary school within a 30 minute walk • Access to a GP surgery within a 30 minute walk • Access to employment within a 20 minute cycle ride <p>For walking and cycling to be safe and attractive options the provision of footpaths for pedestrians and safe cycle facilities are required between the site and local services and facilities or residential areas. Safe cycle facilities include designated cycle routes, advisory cycle routes as defined in the Borough cycle map and local residential streets where traffic levels are low.</p>

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	<p>Accessibility assessments include any commitments made through planning obligations or Lichfield District Local Plan Strategy 2008-2029. These include the provision of Lichfield Southern Bypass and associated walk and cycle infrastructure and provision of three primary schools within SDLs (see Local Plan Strategy 2008-2029 Policies Maps, Lichfield Inset 1).</p> <ul style="list-style-type: none"> • To have a significant positive (++) effect a site would have access by rail, bus, walk and cycle within the above parameters. • To have a minor positive (+) effect a site would have access by walk and bus within the above parameters. • To have a mixed and uncertain (+?) or (-?) effect a site would have access by either walk or bus within the above parameters. • To have a minor negative (-) effect a site would have access by neither walk nor bus within the above parameters. • To have a significant negative (-) effect a site would not have access by any of the four sustainable modes within the above parameters. <p>Residential and Employment Site Options</p> <p>Site Specific Question 2</p> <p>Areas with potential sensitivities to increases in traffic flow include 11 key junctions in Lichfield, of which 7 have improvements planned, (see Local Plan Strategy 2008-2029 Policies Maps, Lichfield Inset 1), Lichfield’s historic core, 5 Way Island and the Gungate Corridor and Ventura Park in Tamworth. The likely impact on traffic sensitive areas has been considered in terms of the expected AM peak (0800-0900) and PM peak (1700-1800) traffic generations for each site and the likelihood that the distribution of trips will impact on traffic sensitive areas.</p> <p>The traffic impact of sites with planning consent have been considered through the planning process and any impacts on traffic sensitive areas are able to be mitigated through the discharge of associated planning obligations. These sites have been assessed as a minor positive (+) effect.</p> <p>It has been assumed that sites of less than 25 dwellings are likely to have no impact on traffic sensitive areas due to the small number of vehicle trips the generate within the peak periods. This is the best outcome in traffic terms for a site and is considered a significant positive (++) effect.</p>

SA Objectives	Assumptions
	<p>In the absence of transport evidence there is uncertainty as to the effect on traffic sensitive of sites larger than 25 dwellings, retail sites or employment sites. To acknowledge this uncertainty the assessment includes an unknown (?) effect element. For very large sites such as site 1031 to the East of Rugeley an assessment of the likely impact of traffic cannot be made in the absence of transport evidence and the site has been assessed as unknown (?) effect.</p> <p>Site Specific Question 3</p> <p>The potential for sites to provide additional or extended bus services is in part related to the size of site. Public transport contributions would usually be sought from sites in excess of 50 dwellings where the site does not currently benefit from satisfactory bus service provision. Sites that have access to an hourly or better bus service within 350m using a safe walking route may not be required to develop bus networks.</p> <p>The potential for sites to provide additional walk and cycle infrastructure has been considered in relation to the site boundary. It is not possible through a strategic assessment to determine the likely delivery of walk and cycle infrastructure on land outside of the site boundary. Where this would be required to join the site to existing walk and cycle networks then the assessment score includes an unknown (?) effect.</p> <p>This assessment considers that sites meeting the aforementioned criteria would not need to further develop local bus networks and have therefore been scored as Neutral response in relation to criterion (N).</p> <p>Where a site does not meet the bus access criteria and is below 50 dwellings in size it has been considered an unlikely to be able to develop local bus networks and has a minor negative (-) effect.</p> <p>To provide clarity to rail services are viewed in terms of new services, amended services frequencies and or the provision of additional rail stations.</p> <p>Gypsy and Traveller Site Options</p> <p>There are a number of difference in relation to Gypsy and Traveller Site Options</p>

SA Objectives	Assumptions
	<p>Site Specific Question 2 In the absence to site yields and in view that Gypsy and Travellers do not generally produce the same trip rates as 'bricks and mortar' residential areas the impact on traffic sensitive areas is uncertain.</p> <p>Therefore in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> • All sites will be scored has having an uncertain effect (?). <p>Site Specific Question 3 In the absence of yields and in view of the end use of the site an assessment would take place at detailed design stage all sites will be scored as having a neutral effect.</p> <p>Therefore in relation to Site Specific Question 3</p> <ul style="list-style-type: none"> • All sites will be scored has having a Neutral effect (N).
7. To reduce, manage and adapt to the impacts of climate change.	<p>All types of Site Options</p> <p>Site Specific Question 1, 2, and 3</p> <p>The effect on new development on the Sustainability Objective will depend to a large extend on options taken at detailed design.</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1, 2 and 3.</p> <ul style="list-style-type: none"> • All sites that are considered to have a Neutral (N) effect.
8. To minimise waste and increase the reuse and recycling of waste materials.	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>This will depend largely on behaviour patterns combined with the detailed design of the development.</p>

SA Objectives	Assumptions
	<p>Therefore the following assumption will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • All sites that are considered to have a Neutral (N) effect. <p>Site Specific Question 2 and 3</p> <p>It is possible that previously developed land may offer opportunities for the reuse of materials and buildings as part of the development.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2 and 3.</p> <ul style="list-style-type: none"> • All sites that are mainly or entirely on brownfield land will have a minor positive effect (+) • All other sites will record a Neutral (N) effect.
<p>9. Seek to improve air, soil and water quality.</p>	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>The effects of development on water quality will depend on the capacity of the relevant sewage treatment works to accommodate the impact of the new development, the level/extent of the effect cannot be assessed at this point. However, which water Source Protection Zone the site falls within can be established and a level of effect assumed.</p> <p>Therefore the following assumption will be made in relation to Specific Question 1</p> <ul style="list-style-type: none"> • Sites that are within Source Protection Zone 1 could have a significant negative (--) effect on water quality. • Sites that are within Source Protection Zone 2 or 3 could have a minor negative (-) effect on water quality. • Sites that are not within a Source Protection Zone are likely to have a neutral (N) effect on water quality. <p>The River Mease is designated as a Special Area of Conservation under the Habitats Regulations part of which falls within Lichfield District.</p>

SA Objectives	Assumptions
	<p>Site Specific Question 2</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2</p> <ul style="list-style-type: none"> • Those sites that are located partly or wholly within the catchment of the River Mease SAC could have a significant negative (--) effect in water quality. • All other sites will record a Neutral (N) effect. <p>Site Specific Question 3</p> <p>Within Lichfield District there are two Air Quality Management Zone designated (A5 Muckley Corner and A38 Wall Island to Alrewas). Sites that are within one of the Air Quality Management Areas (AQMA) in the District could increase levels of air pollution in those areas as a result of increase vehicle traffic.</p> <p>Therefore the following assumptions will be made in relation Site Specific Question 3</p> <ul style="list-style-type: none"> • Sites that are partly or wholly in an Air Quality Management Area are likely to have a significant negative (--) effect on air quality. • Sites that are not in an Air Quality Management Area are likely to have a neutral (N) effect on air quality. <p>Site Specific Question 4</p> <p>The effect of development on soil with depend on two elements, the first the quality of agricultural land and the second if the site is located on land that has been previously developed.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> • Sites that are wholly or partly on greenfield land which is classed as being Grade 1, Grade 2 or Grade 3 agricultural quality land could have a significant negative (--) effect on soils. • Sites that are wholly or partly on greenfield land which are classed as being Grade 4, Grade 5 or urban land would have a minor negative (-) effect on soils. • Sites that are mainly or entirely on brownfield land would have a minor positive (+) effect.

SA Objectives	Assumptions
<p>10. To reduce and manage flood risk.</p>	<p>National Planning Guidance identifies which types of land uses are considered to appropriate in Flood Zones 2, 3a and 3b. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas particularly if the site has not previously been developed. No assumptions have been made that relate to existing mitigation that may or may not exist on sites that are brownfield.</p> <p>Site Specific Question 1.</p> <p>Residential Site Options National Planning Practice guidance identifies residential properties as a ‘more vulnerable use’, which is suitable in areas of flood zone 1 and 2, but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land that are within flood zones 3 are likely to have a significant negative (--) effect. • Sites that are entirely or mainly on greenfield outside of flood zone 3 are likely to have a minor negative (-) effect. • Sites that are entirely or mainly on brownfield within flood zones 3 are likely to have a minor negative (--) effect. • Sites that are on brownfield land outside of flood zones 3 are likely to have a Neutral (N) effect. <p>Gypsy and Traveller Site Options National Planning Practice Guidance identifies caravans, mobile homes and park homes intended for permanent residential use as a ‘highly vulnerable use’, which is suitable in areas of flood zone 1 but require an exception test in flood zone 2 and is unsuitable in flood zones 3a and 3b.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly with flood zones 2 or 3 are likely to have a significant negative (--) effect. • Sites that are on greenfield land outside of flood zones 2 and 3 are likely to have a minor negative (-) effect • Sites that are on brownfield land within flood zones 2 and 3 are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside flood zones 2 and 3 area likely to have a Neutral (N).

SA Objectives	Assumptions
	<p>Employment and Retail Site Options</p> <p>National Planning Guidance identifies buildings used for shops, as well as offices and general industry, as ‘less vulnerable uses’, which are suitable in areas of flood zone 1, 2 and 3a but are unsuitable in flood zone 3b.</p> <p>Lichfield Strategic Flood Risk Assessment, states that all areas within Flood Zone 3 should be considered as Flood Zone 3b unless, or until, appropriate assessment shows to the satisfactions of the EA that the area falls within Flood Zone 3a. Therefore in areas where the functional floodplain has not been defined and no suitable surrogate data is available the functional floodplain (Flood Zone 3b) has been defined as the extent of Flood Zone 3a.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land that is within flood zone 3 are likely to have a significant negative (--) effect. • Sites that are either entirely or mainly in greenfield outside of flood zone 3, or that are entirely or mainly in brownfield within flood zone 3 are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside of flood zone 3b are likely to have a Neutral (N) effect. <p>All types of Site Options</p> <p>Site Specific Question 2.</p> <p>The effect of new development on flood management will depend on the extent to which SuDs or other flood elevation methods are incorporated within the development. It is however difficult to assume the level of effect such design elements (if incorporated) will have at this stage.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • An uncertain effect (?) score will be recorded on all types of site options

SA Objectives	Assumptions
<p>11. To provide affordable homes that meet local need.</p>	<p>Employment Site Options</p> <p>Site Specific Question 1, 2,3</p> <p>In relation to Site Specific Questions 1, 2, and 3 the location of employment sites are not considered likely to have an effect on this objective.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 1,2 and 3.</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded. <p>Residential Site Options and Gypsy and Traveller Site options</p> <p>All sites of this development type will to some extent have a positive effect on this objective.</p> <p>Site Specific Question 1</p> <p>Therefore the following assumption will be made.</p> <ul style="list-style-type: none"> • A significant positive (++) effect will be recorded against Site Specific Question 1. <p>Site Specific Question 2 and 3</p> <p>In relation to Site Specific Questions 2 and 3 housing development consisting of 11 homes or more are required to make provision for affordable housing.</p> <p>Therefore the following assumptions will be made in relation to Site Specific Question 2 and 3.</p> <ul style="list-style-type: none"> • Sites with capacity for more than 11 homes will have a significant positive (++) effect • Sites with capacity for less than 11 homes will have a positive (N) effect. <p>Gypsy and Traveller Site options Site Specific Question 4</p> <p>All sites of this type will address identified local need and are therefore expected to have a positive effect on Site Specific Question 4 of this objective.</p>

SA Objectives	Assumptions
	<p>The following assumption will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> All sites are considered to have a significant positive (++) effect. <p>Residential Site Options and Employment Site Options Site Specific Question 4</p> <p>Site Specific Question 4 relates directly to the provision of Gypsy and Traveller need therefore development of any other type would not have an effect on Site Specific Question 4.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 4.</p> <ul style="list-style-type: none"> A neutral effect (N) score will be recorded against Site Specific Question 4.
<p>12. To improve services and access to services to produce good health and wellbeing and reduce health inequalities.</p>	<p>Residential Site Options and Employment Site Options</p> <p>Site Specific Question 1.</p> <p>In terms of Site Specific Question 1, whilst it is possible that employees may choose to access health care facilities close to their place of work it is assumed that any generated need and required response will focus on residential growth points.</p> <p>The District Council’s Community Infrastructure (CIL) Levy Regulation 123 listed states that funds may be used where evidence is provided that there is no local capacity and expansion of services is required to support growth across the district. Therefore development that falls within and identified use on the adopted Schedule of Rates will result in a possible positive effect, however the extent is uncertain.</p> <p>Therefore in relation to Site Specific Question 1 the following assumptions will be made:</p> <ul style="list-style-type: none"> A minor positive effect (+?) score will be recorded against Site Specific Questions 1. <p>We are aware that there exists a number of locations within the District where Health Care need has been identified in advance of the Site Allocations document and partnership work is currently underway to develop and implement responses in line with the NHS Transformation Programme. If residential Site Allocations fall within these locations a note will be added to the comments section of the Sustainability Assessment.</p>

SA Objectives	Assumptions
	<p>Gypsy and Traveller site options</p> <p>Development associated with the development of sites to accommodate Gypsy and Traveller need would not fall within an identified use on the adopted Schedule of Rates. As such CIL would not apply and a possible positive effect would not result.</p> <p>Therefore in relation to Site Specific Question 1 the following assumptions will be made</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded. <p>Residential Site Options and Gypsy and Traveller site options</p> <p>Site Specific Question 2</p> <p>Sites that are within walking distance (480m, Policy HSC1 Lichfield District Council Local Plan Strategy) of existing open spaces (including play, amenity green space) may provide opportunities for people to improve their health and wellbeing.</p> <p>Therefore in relation to Site Specific Question 2 the following assumptions will be made.</p> <ul style="list-style-type: none"> • Sites that are within 480m of more than one area of open space will have a significant positive (++) affect. • Sites that are within 480m of one area of open space will have a minor positive (+) affect. • Sites that are not within 480m of an area of open spaces will have a Neutral (N) affect. <p>Employment Site options</p> <p>Site Specific Question 2</p> <p>Whilst it is possible that employees may choose to access green space close to their place of employment during the working day the location of employment sites and retail sites options are not considered likely to have an effect on Site Specific Questions 2 of this objective which relates directly to accessibility of greenspace.</p>

SA Objectives	Assumptions
	<p>The following assumption will be made.</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded against Site Specific Questions <p>Residential and Employment Site Options</p> <p>Site Specific Question 3.</p> <p>Improvements to open space provision, including play provision for key sites, in line with the Open Space Assessment are identified as infrastructure to be funded in whole or in part by CIL. Therefore development that falls within and identified use on the adopted Schedule of Rates will result in a possible positive effect, however the extent is uncertain.</p> <p>Development of a site that includes an existing area of open space could result in the loss of that asset depending on whether its retention is incorporated within the detailed design. Large-scale new housing site allocations could offer the opportunity for the creation of accessible open space provision within the development site. It is uncertain as it cannot be known until detailed design stage whether the open space would be incorporated or losted through development.</p> <p>Therefore in relation to Site Specific Question 3 the following assumptions will be made:</p> <ul style="list-style-type: none"> • Sites that include an existing area/s of open space could have minor negative (-?) effect. • All other sites will score a minor positive effect (+?) score will be recorded against Site Specific Questions 3. <p>Gypsy and Traveller Site Options</p> <p>Development associated with the development of sites to accommodate Gypsy and Traveller need would not fall within an identified use on the adopted Schedule of Rates. As such CIL would not apply and a possible positive effect would not result, the extent is uncertain.</p> <p>Therefore in relation to Site Specific Question 3 the following assumptions will be made</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded.

SA Objectives	Assumptions
<p>13. To promote safe communities, reduce crime and fear of crime.</p>	<p>All types of Site Options The effect of new development on the reduction of crime and fear of crime will depend on factors which are not influenced by the location of development sites but through detailed design.</p> <p>Site Specific Question 1 and 2</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1 and</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded.
<p>14. Improve opportunities for prosperity and economic growth.</p>	<p>Residential Sites and Gypsy and Traveller Site Options</p> <p>Whilst housing development overall can contribute to economic growth, Sustainability Objective 14 relates to the link between, business growth and skills and forms the focuses of the following Site Specific Questions. It has therefore been assumed that the location of Residential and Gypsy and Traveller site options will not positively impact on the elements of economic growth identified within this objective.</p> <p>Site Specific Question 1, 2, 3, and 4.</p> <p>Therefore the following assumption will be made in relation to Site Specific Questions 1, 2, 3, and 4. If however the proposed housing site would lead to the loss of existing employment land a negative impact on sustainable economic growth could result. In recognition that the retail sector plays a role in the prosperity and growth also skills, employment and business growth those housing sites that fall within either the Town Centre Boundary of Lichfield City Centre or Burntwood could result in a negative effect.</p> <p>Therefore the following assumptions have been made in relation to Site Specific Questions 1,2,3, and 4.</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded. • Sites that are currently in Existing Industrial Areas or currently being used for employment use would have a significant negative effect (--) score will be recorded.

SA Objectives	Assumptions
	<p>Lichfield</p> <ul style="list-style-type: none"> • Sites that fall within the Primary Retail Area of Lichfield City Centre a significant negative effect (--) score will be recorded, • Sites that fall within the Secondary Retail Area of Lichfield City Centre a minor negative effect (-) score will be recorded. <p>Burntwood</p> <ul style="list-style-type: none"> • Sites that fall within the Primary Retail Area of Burntwood significant negative effect (--) score will be recorded against. <p>Employment Sites</p> <p>Site Specific Questions 1, 2, 3, and 4</p> <p>Employment sites by the nature of the allocation have the potential to result in a positive effect against Site Specific Questions 1, 2, 3, and 4 the extent of this effect will be unknown until detailed design stage and beyond.</p> <p>As such the following assumption will be made</p> <ul style="list-style-type: none"> • A significant positive effect reflecting the uncertain nature of the effect (Double +?).
<p>15. To enhance the vitality and viability of existing, city, town and village centres within the district.</p>	<p>All types of Site Options</p> <p>Site Specific Question 1</p> <p>High quality development in and to the edge of both Lichfield and Burntwood could help to encourage their continued vitality and viability. Therefore the following assumption will be made in relation to Site Specific Question 1.</p> <ul style="list-style-type: none"> • Sites that are within and on the edge of Lichfield City Centre and Burntwood Town Centre will have a significant positive (++) effect. • Sites outside Lichfield City Centre and Burntwood Town Centre will have a neutral effect (N) score against. <p>All types of Site Options</p> <p>Site Specific Question 2</p>

SA Objectives	Assumptions
	<p>High quality development in and to the edge of the identified key settlements – Alrewas, Armitage with Handscare, Fazeley, Fradley, Shenstone and Whittington could help to encourage their continued vitality and viability.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 2.</p> <ul style="list-style-type: none"> • Sites that are within and on the edge of the five identified key settlements will have a significant positive (++) effect. • Sites outside the five identified key settlements will have a neutral effect (N) score against. <p>Site Specific Question 3</p> <p>Residential Sites and Gypsy and Traveller Site Options</p> <p>High quality development in and to the edge of those settlements that have Neighbourhood Shopping Centre Local Plan Strategy 2008-2029 Policies Maps, Lichfield Inset 1 and Burntwood inset 3) will contribute and encourage their continued vitality and viability.</p> <p>Therefore the following assumption will be made in relation to Site Specific Question 3.</p> <ul style="list-style-type: none"> • Sites that are within and on the edge of settlements with Neighbourhood Shopping Centres will have a significant positive (++) effect. • All other sites will have a neutral effect (N) score. <p>Employment Site Options</p> <p>A site by site assessment has been made in regard to relationship between employment sites and Neighbourhood Shopping Centres.</p>

SA Objectives	Assumptions
<p>16. Increase participation and improve access to education, skills-based training, knowledge and information, and lifelong learning.</p>	<p>The effect of new development in relation to participation and improved access to education and skills training will to a large extent be influenced by factors that will be addressed at detailed design stage and it is also noted that personal behaviour will also impact on this indicator.</p> <p>All types of Site Options</p> <p>Site Specific Question 1 and 2</p> <p>The following assumption has been made in relation to Site Specific Question 1 and 2.</p> <ul style="list-style-type: none"> • A neutral effect (N) score will be recorded.

