

## **Annex D**

### **Appraisal of Employment Sites**

## 1.1 INTRODUCTION

This Annex sets out the detailed appraisal results from the SA of identified employment sites. The findings of the SA are set out against each of the appraisal objectives in the appraisal framework. Colour coding has been used to indicate the broad nature of the impacts identified, as follows:

	Impacts likely to be strongly positive
	Impact likely to be fairly positive
	Impact likely to be fairly negative
	Impact likely to be strongly negative
	No impact identified

All the sites identified through the process of developing the pre-submission Local Plan have been appraised and the results set out in this Annex, including ones that have now been rejected. The sites are arranged in two sections:

- Section 1.2 – allocated sites;
- Section 1.3 – sites rejected from further consideration.

The sites which have been allocated have mitigation built in to the Local Plan to avoid or reduce potential adverse impacts, whereas the sites which have been rejected from further consideration do not. An earlier appraisal of all sites was carried out in October 2013 on a long list of potential sites, prior to mitigation being developed for the sites allocated within the pre-submission Local Plan. Allocated and rejected sites have therefore been appraised on an equal basis. Annex G sets out the results of this appraisal without mitigation.

## 1.2

### ALLOCATED SITES

Site ID	EMP1
Site name	Land south of A5, Bitterscote South
Housing	Not relevant to employment sites
Land use	Greenfield- Agricultural
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	A public right of way crosses the site. This will be retained or a suitable alternative agreed..
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	Situated in close proximity to the Fazeley and Bonehill Conservation Area. Development is required to preserve or enhance the setting of the conservation area.
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Adjacent to an area of BAP priority habitat. Any development will incorporate areas of open space and landscaping which can link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas will be planted with appropriate native species of local provenance. Developed areas are required to incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.
Flood risk	A small part of the site contains flood risk area (zone 2). The rest of the site benefits from flood defences. Development is required to ensure protection from risk of flooding and the functional flood plain must be avoided. A site-specific FRA is required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Flows from this site travel past known flooding incidents that could be exacerbated. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. An investigation into the drainage regime is required, and surface water flows must be managed.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	Access to the site is constrained, and may limit the scope of any employment development.

Site ID	EMP2
Site name	Cardinal Point, lapsed site of previous permission 0412/2006
Housing	Not relevant to employment sites
Land use	Greenfield- Vacant land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Any development will incorporate areas of open space and landscaping which can link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas will be planted with appropriate native species of local provenance. Developed areas will incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.
Flood risk	A small part of the site contains flood risk area (zone 2). The rest of the site benefits from flood defences. Development is required to ensure protection from risk of flooding and the functional flood plain must be avoided. A site-specific FRA is required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Flows from this site travel past known flooding incidents that could be exacerbated. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. An investigation into the drainage regime is required, and surface water flows must be managed.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

Site ID	EMP7
Site name	North of Bonehill Road, part of Bonehill Road employment area. Former Local Plan allocation
Housing	Not relevant to employment sites
Land use	Vacant Site
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Any development will incorporate areas of open space and landscaping which can link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas will be planted with appropriate native species of local provenance. Developed areas will incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.
Flood risk	The site is within Flood Zone 2 and partially within Flood Zone 3 behind defences and the Sequential Test will need to be applied. Development in Flood Zone 3b (the functional floodplain) will not be permitted. A site specific FRA is required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Flows from this site travel past known flooding incidents that could be exacerbated. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. An investigation into the drainage regime is required, and surface water flows must be managed. A Preliminary Risk Assessment is required to investigate the potential for contamination of groundwater or surface water.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

Site ID	EMP8
Site name	Stonydelph (retained land), adjacent to Relay Park. Former local plan allocation
Housing	Not relevant to employment sites
Land use	Greenfield
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	A site-specific FRA is required to be prepared focusing on sustainable management of surface water. A large proportion of the site is affected by surface water flooding and an investigation is required and surface flows must be managed within the site.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Flows from this site travel past known flooding incidents that could be exacerbated. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. An investigation into the drainage regime is required, and surface water flows must be managed. A Preliminary Risk Assessment is required to investigate the potential for contamination of groundwater or surface water.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	There may be opportunities to extend footpath cycleway network to create sustainable development.

Site ID	EMP9
Site name	Centurion Park
Housing	Not relevant to employment sites
Land use	Vacant Land (overflow car park)
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	The risk of flooding is required to be assessed where adequate hydraulic modelling is not available to ensure protection from flooding.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Flows from this site travel past known flooding incidents that could be exacerbated. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the risk of contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	May be opportunities to extend footpath cycleway network to create sustainable development.

Site ID	EMP10
Site name	Sandy Way 1, Amington Employment Area
Housing	Not relevant to employment sites
Land use	Vacant Land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs. Consideration is required to be given to whether this site could contribute to increased school provision.
Active lifestyles	A public right of way borders the site. This is required to be retained and maintained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	



Site ID	EMP26
Site name	Land adjacent to Sandy Hill Business Park
Housing	Not relevant to employment sites
Land use	Vacant Land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	There is an indoor bowling and outdoor bowling green/facility immediately to the north of the site that is required to be protected from any direct or indirect negative impacts. A public right of way borders and potentially crosses the site. This must be retained or a suitable alternative provided.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

Site ID	EMP30
Site name	Vacant Land off Sandy Way
Housing	Not relevant to employment sites
Land use	Vacant Land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs. Consideration is required to be given to whether this site could contribute to increased school provision.
Active lifestyles	A public right of way borders the site. This is required to be retained and maintained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

Site ID	EMP33
Site name	Site off Bonehill Road
Housing	Not relevant to employment sites
Land use	Greenfield- Vacant land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Any development will incorporate areas of open space and landscaping which can link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas will be planted with appropriate native species of local provenance. Developed areas will incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.
Flood risk	The site is greater than 1ha and partially located in Flood Zone 3 behind defences and the Sequential Test will need to be applied. Development in Flood Zone 3b (the functional floodplain) will not be permitted. A site specific FRA will be required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

Site ID	EMP34
Site name	Car Park, off Sandy Way (to the North West)
Housing	Not relevant to employment sites
Land use	Vacant Car Park
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs. Consideration is required to be given to whether this site could contribute to increased school provision.
Active lifestyles	There is a school playing field immediately to the north of this potential site and it is important to ensure there are no indirect impacts on the playing field. A public right of way borders the site. This is required to be retained and maintained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development is required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	May involve the loss of a very small amount of BAP priority habitat. Green infrastructure is required to be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment is required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	

1.3

REJECTED SITES

Site ID	EMP3
Site name	Dunstall Lane, Site A, north of Dunstall Farm
Housing	Not relevant to employment sites
Land use	Greenfield
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	Would involve loss of green space. Accessible green infrastructure should be incorporated within development. There is a Rights of Way footpath which crosses the landholding, and any future development would need to consider the impact upon the footpath and its users.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	Grade II listed bridge on edge of site. The proposed allocation would have an impact on the Hopwas Conservation Area and two listed bridges to the south. The HER records the presence of two portable antiquities scheme find spots to the north of the potential site including a Palaeolithic handaxe recovered from gravel deposits. A series of post medieval structures are also recorded within the site and lying to the west of Dunstall Farm. Present on 18th century mapping of the area there remains the potential that these structures may have medieval or early post-medieval precursors in the area. The scheme lies to the south of the River Tame; recent archaeological work in other Staffordshire river valleys (i.e. the Rivers Trent and Dove) has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	This site falls within the landscape character type ‘Lowland Village Farmlands in the Trent Valley Washlands’ (Farmland), as identified in the Staffordshire Landscape Assessment (2000) “Planning for Landscape Change”. The resulting landscape policy objective is landscape restoration, indicating a landscape of lower quality. Where restoration is the landscape policy, emphasis is on re-creation of character through provision of new features which take inspiration from those landscape features that have been lost. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. Site should be landscaped to be compatible with the surrounding countryside.

Biodiversity	Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. Sited opposite the Broad Meadow Local Wildlife Site and the River Tame and any proposed development should ensure no adverse impact on these features. Any development should incorporate areas of open space and landscaping which could link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas should be planted with appropriate native species of local provenance. Developed areas should incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	A substantial part of the site contains flood risk areas (zones 2 and 3). A Flood Risk Assessment should be required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are high priority BAP targets in this area. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. Hydraulic modelling is required once the type of employment is known.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	Would result in a very long cul de sac and the road design would have to be such as to allow good accessibility even during emergency situations. Infrastructure requirements would have to be assessed if this site is to go forward.

Site ID	EMP4
Site name	Dunstall Lane, Site B, South of Dunstall Farm
Housing	Not relevant to employment sites
Land use	Greenfield
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	The proposed allocation would have an impact on the Hopwas Conservation Area and two listed bridges to the south.
High quality places	This site falls within the landscape character type 'Lowland Village Farmlands in the Trent Valley Washlands' (Farmland), as identified in the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change". The resulting landscape policy objective is landscape restoration, indicating a landscape of lower quality. Where restoration is the landscape policy, emphasis is on re-creation of character through provision of new features which take inspiration from those landscape features that have been lost. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. Sited opposite the Broad Meadow Local Wildlife Site and the River Tame and any proposed development should ensure no adverse impact on these features. Any development should incorporate areas of open space and landscaping which could link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas should be planted with appropriate native species of local provenance. Developed areas should incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	All of the site is covered by flood zones 2 and 3. A Flood Risk Assessment should be required.
Energy	Without a policy which sets minimum development size thresholds, the impact does

	not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are high priority BAP targets in this area. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. Hydraulic modelling is required once the type of employment is known.
Town centre	Unlikely to be significantly affected by employment development.
Travel	Unlikely to reduce the need to travel or promote sustainable modes of transport.
Transport infrastructure	May require additional road infrastructure.



Site ID	EMP31
Site name	Land off Dunstall Lane
Housing	Not relevant to employment sites
Land use	Greenfield
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	Grade II listed bridge on edge of site. The proposed allocation would have an impact on the Hopwas Conservation Area and two listed bridges to the south.
High quality places	Site extends to the line of the Birmingham and Fazeley canal. Development needs to be well-designed and landscaped to conserve and, where possible, enhance the canal corridor, including its recreational and amenity use. This site falls within the landscape character type 'Lowland Village Farmlands in the Trent Valley Washlands' (Farmland), as identified in the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change". The resulting landscape policy objective is landscape restoration, indicating a landscape of lower quality. Where restoration is the landscape policy, emphasis is on re-creation of character through provision of new features which take inspiration from those landscape features that have been lost. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	BAP priority habitat covers a large part of the site. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important. Restoration/regeneration of ancient/semi natural broadleaved woodland and maintenance of ancient/diverse hedgerows are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area, while restoration of unimproved neutral grassland is seen as a high priority target. As capacity is over 100 dwellings, HRA advises the impact of visitors to Cannock Chase SAC should be assessed. Sited opposite the Broad Meadow Local Wildlife Site and the River Tame and any proposed development should ensure no adverse impact on these features. Any development should incorporate areas of open space and landscaping which could link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas should be planted with appropriate native species of local provenance. Developed areas should incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.

	Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	At least half the site is within flood zone 2 and a Flood Risk Assessment should be required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are high priority BAP targets in this area. Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. Hydraulic modelling is required once the type of employment is known.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	Infrastructure requirements may need to be assessed if this site is to go forward.

Site ID	EMP32
Site name	Site off Bonehill Road
Housing	Not relevant to employment sites
Land use	Greenfield-Vacant Land
Deprivation	Not relevant to location of sites within the Borough.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Provision of additional employment land will help to improve access to jobs.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	All sites will provide additional employment land which could help to encourage economic growth, although the type of employment which would be generated is unknown. Larger sites are likely to have the capacity to provide more employment.
Historic assets	
High quality places	Site extends to the line of the Birmingham and Fazeley canal. Development should be required to be well-designed and landscaped to conserve and, where possible, enhance the canal corridor, including its recreational and amenity use. According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development should be required to respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	Sited opposite the Broad Meadow Local Wildlife Site and the River Tame and any proposed development should be required to ensure no adverse impact on these features. Any development should incorporate areas of open space and landscaping which can link to the area of floodplain and the river corridor to add to the wider green infrastructure network. Any landscaping areas should be planted with appropriate native species of local provenance. Developed areas should incorporate sustainable drainage measures to control run off and these could include ponds and swales etc which may provide opportunities to incorporate biodiversity enhancements.
Flood risk	The site is partially located in Flood Zone 3 behind flood defences and the Sequential Test will need to be applied. Development in Flood Zone 3b (the functional floodplain) should not be permitted. A site specific FRA should be required.
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	Not relevant to specific sites
Air, water, land, noise	Until it is known what type of employment will be sited here, it is not possible to assess impacts on sewerage infrastructure. A Preliminary Risk Assessment should be required to determine the potential for contamination of controlled waters.
Town centre	Unlikely to be significantly affected by employment development.
Travel	
Transport infrastructure	