

Stoke-on-Trent City Local Plan 2020-2040

Publication (Regulation 19) Local Plan

Integrated Sustainability Assessment

Prepared on behalf of Stoke-on-Trent City Council

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1.0 INTRODUCTION

1.1 BACKGROUND

1.1.1 Stoke-on-Trent City Council (The Council) is currently preparing the Stoke-on-Trent City Local Plan 2020-2040 (the Local Plan), which will set out the following:

- Spatial Strategy;
- Vision for Stoke-on-Trent City Council area;
- Strategic objectives for the Stoke-on-Trent City Council area;
- Strategic and local policies;
- Site allocations;
- Monitoring and implementation framework for the next 15 years.

1.1.2 The extant Stoke-on-Trent Local Plan comprises:

- The Newcastle-Under-Lyme and Stoke-on-Trent Core Spatial Strategy - 2006-2026 (adopted October 2009);
- Stoke-on-Trent City Plan (1993);
- the Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2013-2026).

The Draft Local Plan, the subject of this sustainability appraisal, comprises a full review of the Spatial Strategy set out in the adopted Newcastle-Under-Lyme and Stoke-on-Trent Core Spatial Strategy and an associated review of the vision, strategic objectives and planning policies that support the Spatial Strategy. Once adopted the Stoke-on-Trent City Local Plan will replace the extant Stoke-on-Trent Core Spatial Strategy and City Plan.

1.1.3 The Stoke-on-Trent City Council undertook a formal consultation exercise on the Issues and Options associated with the Stoke-on-Trent City Local Plan in Spring 2021. This represented the first stage in the Stoke-on-Trent City Local Plan process. The second stage comprised the Stoke-on-Trent City Local Plan: Draft Local Plan (Regulation 18) Local Plan. This third stage comprises the Stoke-on-Trent City Local

Plan: Draft Local Plan in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

1.1.4 The preparation of the Stoke-on-Trent City Local Plan will be the subject of an Integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (hereafter referred to as ISA) in line with the requirements of:

- Planning and Compulsory Purchase Act 2004;
- Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations);
- Statutory Instrument 2012 No. 767: Town and Country Planning (Local Planning) (England) Regulations 2012;
- National Planning Policy Framework (NPPF); and
- Planning Policy Guidance (PPG).

1.1.5 The Integrated Sustainability Appraisal also includes the findings of the Habitats Regulations Assessment (HRA) – Appropriate Assessment which considers the likely impacts on Natura 2000 of the policies and sites within the Stoke-on-Trent City Local Plan 2020-2040. The HRA is a standalone report presented at Appendix H of this report albeit the findings of the HRA Appropriate Assessment are embedded within this ISA.

1.1.6 The Equality Act 2010 protects people from discrimination and replaces previous anti-discrimination laws with a single Act. The Act identifies a number of characteristics which are protected. These are detailed below:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

- 1.1.7 Stoke-on-Trent City Council is committed to meeting their duty regarding equality and diversity and, as such, an Equality Impact Assessment (EqIA) is also integrated and assessed at each stage of the SA.
- 1.1.8 Human health is a key social consideration within the SEA and SA. Stoke-on-Trent City Council is determined to maximise health benefits and minimise health inequalities in the City, as far as possible, via the Stoke-on-Trent City Local Plan.
- 1.1.9 A Health Impact Assessment (HIA) has also been undertaken as an integral part of the SA process. A specific health related Sustainability Objective (Objective 12) has been developed against which each policy and site has been assessed. This allows health related benefits to be identified and brought forward in parallel with other social, environmental and economic benefits. The outcomes and recommendations of the health impact assessment are embedded within the policy and sites matrices, attached as appendices, and also highlighted in this ISA Report.
- 1.1.10 Tetra Tech have been appointed to undertake the Integrated Sustainability Appraisal (incorporating the provisions of the EU SEA Directive) (hereafter referred to as ISA) for the Stoke-on-Trent City Local Plan. Tetra Tech are highly experienced in completing SAs and SEAs of spatial planning documents.
- 1.1.11 This Integrated Sustainability Appraisal Report (ISA Report) for the Stoke-on-Trent City Local Plan 2020-2040 Publication (Regulation 19) Local Plan has been prepared to meet all the requirements of an 'Environmental Report' set out at Paragraph 12 and Schedule 2 of the SEA Regulations 2004 and a 'Sustainability Appraisal Report' required by Section 19 (5) (b) of the Planning and Compulsory Purchase Act 2004. The ISA report has been prepared in line with the Government Planning Policy on the National Planning Policy Framework (2024) and guidance in National Planning Policy Guidance.

1.2 STOKE-ON-TRENT CITY LOCAL PLAN – PURPOSE & OBJECTIVES

- 1.2.1 Stoke-on-Trent City Council is seeking to pursue a plan that meets the future social, economic and environmental needs of the City Council area. The Local Plan's purpose is to shape the future of the City for the plan period 2020 to 2040. The Local Plan

sets an overall vision for the City Council area which states:

By 2040, Stoke-on-Trent will have further developed its role at the heart of the region and will be economically stronger, healthier, fairer and inclusive for everyone, celebrating the city's unique towns, heritage and culture supporting sustainable development and mitigating the impacts of climate change.

- 1.2.2 To support the above Vision the Local Plan sets 9 overarching objectives for delivering sustainable development.

These are:

Infrastructure Objective:

Enabling the delivery of infrastructure to mitigate development.

Economy Objective

Contributing to a thriving and diverse economy to provide quality jobs.

Housing Objective

Strengthening well-balanced communities by delivering quality housing to meet needs.

Transport Objective

Rebalancing the transport network by prioritising sustainable and active travel.

Centres Objective

Strengthening the local role and identity of the distinct network of centres across the city.

Design Objective

Ensuring development is well-designed.

Culture and Heritage Objective

Sustaining and enhancing the continued use of the cultural and heritage assets in the city. .

Natural and Active Environments

Protecting and improving a network of high quality, well-connected natural and active environments.

The Climate Change and Environmental Resources Objective

Adapting and minimising the adverse impacts of climate change through the effective management of land and resources.

- 1.2.3 To meet the above objectives and overall vision, the Stoke-on-Trent City Local Plan will bring forward a sustainable level of new development, including the associated new dwellings and the provision of new employment land, for the period up to 2040. The Vision and Strategic objectives set out the City Council's aim to accommodate future growth aspirations, whilst protecting the City's built and natural environment and delivering a high quality of life for the residents, visitors and workers.

1.3 BASELINE CONTEXT

- 1.3.1 Stoke-on-Trent is located between Manchester and Birmingham. Figure 1, below, confirms that Stoke-on-Trent is situated in close proximity of the Peak District National Park, located to the east, and Derby located to the south east. Newcastle-Under-Lyme is located to the west of Stoke-on-Trent. The county town of Stafford is to the south.
- 1.3.2 Stoke-on-Trent has a population of 263,157 (2023) which has continued to increase since 2011. The population increase is being driven by migration. The age structure of Stoke-on-Trent shows that the City has a higher than the national average of people below 16 years of age and 16-24 years old. In addition, the number of people aged 65 years and above are forecast to increase between 2019 and 2043.

- 1.3.3 Stoke-on-Trent has the lowest life expectancy in the West Midlands and amongst the lowest in England (being 2.8 years less than the national average for men and 3 years less for women). Healthy life expectancy lags still further behind the national average – with only the comparable authorities of Sunderland, Hull, Middlesbrough, Rochdale and Sandwell having similarly low figures.
- 1.3.4 In terms of excess weight and obesity, Stoke-on-Trent is significantly higher than the England average and around two-thirds of the population are overweight or obese. Children are classified as overweight (including obese) if their BMI is on or above the 85th centile of the British 1990 growth reference (UK90) according to age and sex. The proportion of children aged 10-11 classified as overweight or obese in Stoke-on-Trent is over a third of the population. Excess weight in children aged 10-11 years in Stoke-on-Trent is significantly higher than the West Midlands and England averages which reflects adult obesity.
- 1.3.5 The City of Stoke-on-Trent, in 2022, had the fifth lowest gross household income of any local authority area in England. The income profile of households for 2019 based on data from MOSAIC, Experian Ltd shows that some 38% of City households have an income below £20,000 per annum compared with 28% nationally. Less than 5% of City households have an income above £50,000 per annum compared with more than 15% nationally.
- 1.3.6 The Stoke-on-Trent economy has grown by 10% over the 2020-2021. This ranks Stoke-on-Trent as the 34th fastest growing economy in the UK.
- 1.3.7 Stoke-on-Trent ranks the 14th most deprived district in England - out of 317 districts.
- 1.3.8 Stoke-on-Trent contains no European designated sites or RAMSAR sites but 2 SSSI's (Ford Green Reedbed and Hulme Quarry). There are 9 designated Local Nature Reserves in Stoke-on-Trent.
- 1.3.9 The City of Stoke-on-Trent is within an Air Quality Management Area (AQMA). The main pollutant of concern for the city is nitrogen dioxide (NO₂) emitted from road traffic.

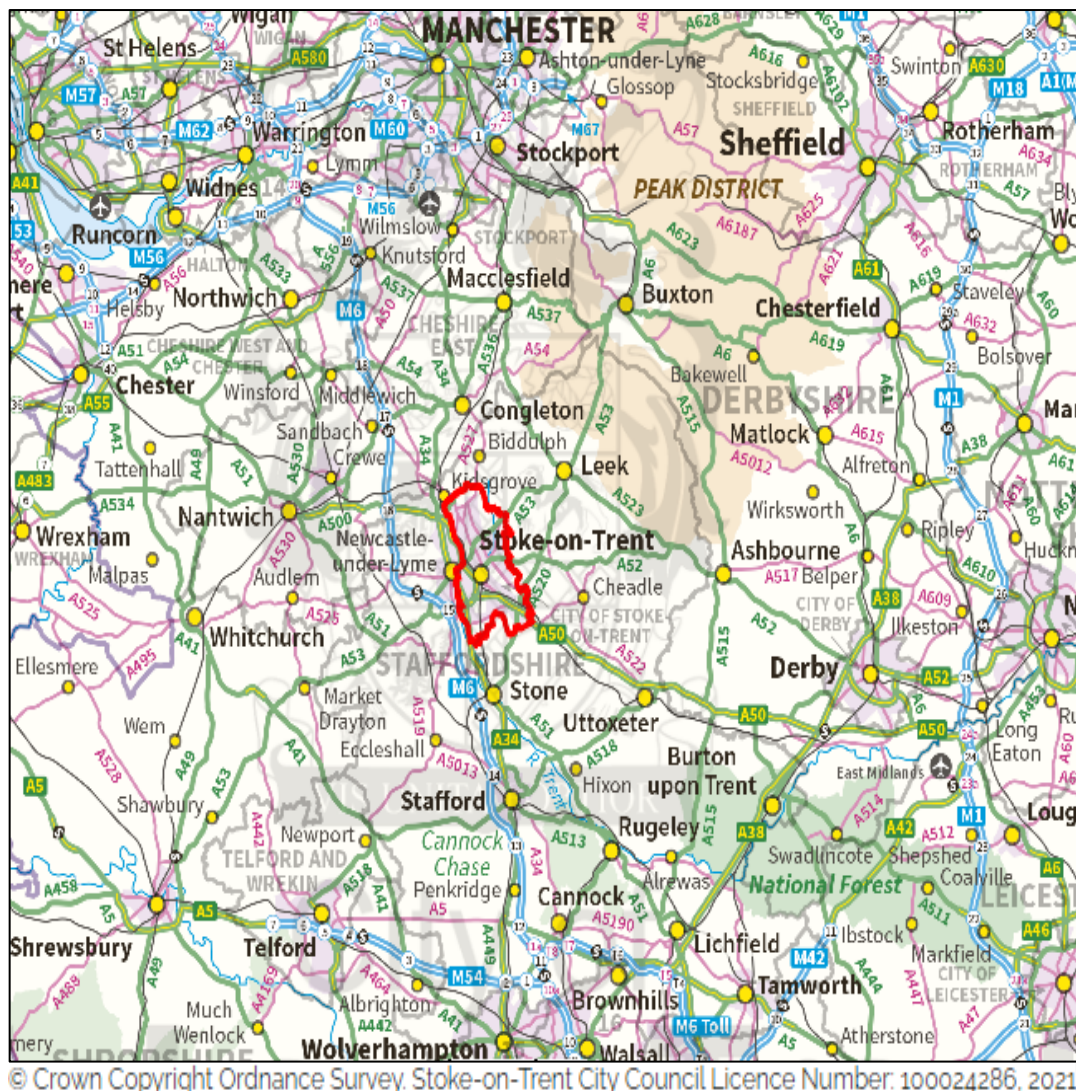


Figure 1 – Locational Context

Figure shows the boundary of Stoke-on-Trent City Council administrative area within the North Midlands area.

1.3.10 The City of Stoke-on-Trent contains 255 Listed Buildings and structures, of these, 1 is Grade I, 18 are Grade II* and 192 are Grade II. There are also 5 scheduled ancient monuments, 5 registered parks and gardens, and 22 Conservation Areas that are designated for their 'special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'.

1.4 INTEGRATED SUSTAINABILITY ASSESSMENT

- 1.4.1 The Stoke-on-Trent City Local Plan 2020-2040 and accompanying ISA represent an important opportunity to drive forward the sustainability agenda and assist with urban renaissance across the City. ISA is a powerful tool that can not only evaluate the sustainability of the Local Plan but also help promote patterns of development and ensure that sustainability considerations are reflected in the evolution of the plan and policy preparation. An independent Integrated Sustainability Assessment is being undertaken at each stage in the preparation of the Local Plan.
- 1.4.2 This ISA Report provides an independent qualitative assessment of the sustainability implications of all potential spatial allocations and policies in the Local Plan considered so far based on the evidence base currently available.

1.5 STRUCTURE OF THIS INTEGRATED SUSTAINABILITY APPRAISAL REPORT

- 1.5.1 This chapter of the ISA Report introduces the Stoke-on-Trent City Local Plan 2020-2040, the baseline context of Stoke-on-Trent and the integrated SA process. The remainder of the report is structured as follows:
- Chapter 2 – outlines the methodology of the ISA;
 - Chapter 3 –provides sustainability context and objectives of the Plan;
 - Chapter 4 – appraisal of ‘reasonable’ options/alternatives considered;
 - Chapter 5 – appraisal of the significant effects associated with the options;
 - Chapter 6 – outlines the residual effects;
 - Chapter 7 – Monitoring; and
 - Chapter 8 - Conclusions/Next Steps.

1.6 HOW TO COMMENT ON THIS SUSTAINABILITY APPRAISAL REPORT

- 1.6.1 This ISA Report is being published for comment as part of the statutory consultation process alongside the Stoke-on-Trent City Local Plan 2020-2040 Publication (Regulation 19) Local Plan.
- 1.6.2 The consultation methods and bodies (included the three statutory environmental consultation bodies for the final SA Report set out in the SEA Regulations (namely Natural England, Environment Agency and English Heritage).
- 1.6.3 If you have any comments on this ISA Report please responds in either of the following ways:
- Via email to: localplan@stoke.gov.uk
 - In writing to: Planning Policy Team, Stoke-on-Trent City Council, Civic Centre, Glebe Street, Stoke-on -Trent, ST4 1HH

2.0 METHODOLOGY OF THE INTEGRATED SUSTAINABILITY ASSESSMENT

2.1 INTRODUCTION

- 2.1.1 Under Section S19(5) of the Planning and Compulsory Purchase Act 2004 and the SEA Regulations which came into force in England and Wales in July 2004, SA and Strategic Environmental Assessment (SEA) are mandatory for all Local Plans and Supplementary Planning Documents (SPDs). S39 of the Act requires Local Plans/SPDs to be prepared with a view to contributing to the achievement of sustainable development. SA is one way of helping fulfil this duty through a structured appraisal of the economic, social and environmental sustainability of the plan. The production of a SA is one of the “*tests of soundness*” of a Local Plan/SPD.
- 2.1.2 The requirement to undertake SEA is established in the EU by the European Directive 2001/42/EC, ‘*The Assessment of the Effects of Certain Plans and Programmes on the Environment*’ (commonly known as the SEA Directive). The SEA Directive is transposed into English law by the SEA Regulations.
- 2.1.3 SEA and SA are closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives, whilst SEA aims to facilitate sustainable development, its emphasis is on integrating environmental considerations into decision making through analysis of environmental issues.
- 2.1.4 Although the requirement to undertake both SA and SEA is mandatory, it is possible to satisfy the requirements of both parts of the legislation, through a single appraisal process. This approach is confirmed at Paragraph 165 of the NPPF (See paragraph 1.7.11 above).
- 2.1.5 Further guidance on the preparation of the SA in relation to the stages of Local Plan production together with the information to be covered within the SA Report is set out in the Planning Policy Guidance (PPG) dated March 2014. The PPG states at paragraph 11-009 “*The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does*

not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan". The level of detail set out in this ISA Report is commensurate with the Publication (Regulation 19) stage of Local Plan.

2.1.6 The guidance goes on to state at paragraph 11-018 "*The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted*". The findings of this ISA have been used by the Council to assess the overall sustainability of the different alternatives, including those selected as the preferred approach in the Local Plan and ultimately "*inform the selection, refinement and publication of proposals*". An assessment of the alternatives/options considered as part of the ISA process is set out in Chapter 4.

2.2 SA KEY STEPS AND TASKS

2.2.1 SA/SEA is a five-stage process. Table 1 below sets out each of the stages and the stage currently reached.

2.2.2 The preparation of this ISA Report comprises the next major step in the SA of the Stoke-on-Trent City Local Plan and relates to Stage B of the five stage SA process set out at Paragraph 11-013 of the Planning Practice Guidance (March 2014). As detailed below, the previous stages in the evolution of the Local Plan are the Issues & Options (June 2021) and the Regulation 18 Local Plan (October 2025). The Regulation 18 Local Plan has been the subject of an Integrated Sustainability Appraisal.

2.2.3 Tetra Tech, on behalf of Stoke-on-Trent City Council, prepared the 'Stoke-on-Trent City Local Plan Scoping Report' which was published in May 2021. Given the delay in publishing the Regulation 18 Local Plan since the publication of the Scoping Report, the 'Stoke-on-Trent City Local Plan Scoping Report (2025)' was reviewed and updated prior to the preparation of the Regulation 18 Local Plan ISA Report.

The updated Scoping Report (2025) is presented at Appendix C and relates to Stage A of the SA process.

- 2.2.4 The comments received during the formal consultation period on the Stoke-on-Trent City Local Plan: Draft Local Plan (Regulation 18) Local Plan and the accompanying ISA have been reviewed by Stoke-on-Trent City Council and Tetra Tech and considered in this ISA, as necessary.
- 2.2.5 This ISA report will be the subject of a further consultation process in line with the Stoke-on-Trent City Local Plan 2020-2042 Publication (Regulation 19) Local Plan (Stage D).

2.3 STAGE A – ESTABLISHING THE BASELINE, SCOPE AND SUSTAINABILITY OBJECTIVES

- 2.3.1 The Sustainability Objectives upon which this ISA is based were developed as part of the SA Stage A and represent a key aspect of the Appraisal process. The scoping stage of a SA involves the collation of evidence relating to the baseline position and policy context for the Stoke-on-Trent City Local Plan, culminating in a series of key sustainability issues and problems that should be a focus for the ISA and to establish a sustainability framework. The Scoping Report (2025), at Section 2, sets out a summary of the findings of the baseline review of relevant policies, plans and programmes considered relevant to this ISA.
- 2.3.2 The sustainability issues relevant to the Stoke-on-Trent City Local Plan 2020-2040 are set out in Section 3 of the Scoping Report (2025). The sustainability issues are considered to represent the current baseline position in Stoke-on-Trent.
- 2.3.3 Following the receipt of comments from Historic England in connection with the Stoke-on-Trent City Local Plan: Draft Local Plan (Regulation 18) Local Plan and the accompanying ISA, the wording of Sustainability Objective 6 (Cultural Heritage) has been amended. The amended wording is considered to better align with the NPPF by referencing the objective to “*sustain and enhance*” heritage assets and their setting. The amended wording is set out in Table 2 below and used for this ISA.

Inter-relationships

2.3.4 Each of the ISA topics and issues listed in the Scoping Report, whilst presented individually, have clear inter-relationships.

2.3.5 The SA framework and associated objectives were developed on an iterative basis to reflect the sustainability issues relevant to the Stoke-on-Trent City Local Plan. The Sustainability Objectives used in this ISA are set out in Table 2 which also shows the topics set out in the SEA Regulations are linked to the SA Objectives which can also be seen in Section 4 of the Scoping Report (2025).

Table 1: SA Process Stages

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graph TD; A[Stage A: Set the context and scoping] --> B[Stage B: Develop the Sustainability Appraisal Framework]; B --> C[Stage C: Preparing the Sustainability Appraisal Report]; C --> D[Stage D: Seek representations on the SA report from consultation bodies and the public]; D --> E[Stage E: Post adoption reporting and monitoring];
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Stage A: Set the context and scoping

Stage B: Develop the Sustainability Appraisal Framework

Stage C: Preparing the Sustainability Appraisal Report

Stage D: Seek representations on the SA report from consultation bodies and the public

Stage E: Post adoption reporting and monitoring

- 1: Prepare and publish post-adoption statement
- 2: Monitor significant effects of implementing the Local Plan
- 3: Respond to adverse effects

Current Stage

Table 2 – Sustainability Objectives (SO)

SA No.	Sustainability Aspect	SEA Objective	SA Objective
1	Environmental	Climate	To contribute to carbon reduction and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.
2	Environmental	Air	To improve air quality, creating cleaner and healthier air.
3	Environmental	Biodiversity, fauna, flora	To ensure that there is an overall net gain in the extent and quality of biodiversity.
4	Environmental	Soil	To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources.
5	Environmental	Water	To increase the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding.
6	Environmental	Cultural heritage	To sustain and enhance local distinctiveness, the historic environment, heritage, cultural assets and their settings.
7	Environmental	Landscape	To strengthen the quality of the landscape and city townscape including historic landscape character in urban and rural areas, and deliver well designed development which respects local character and distinctiveness.
8	Environmental	Material Assets	To ensure the efficient use of mineral resources, including the recycling and reuse of existing materials where possible in order to limit the use of primary aggregates and to safeguard their supply.

9	Environmental / Social	Human health, biodiversity, fauna and flora	Maintain and enhance quality and accessibility of green space.
10	Environmental/ Social	Material Assets	Encourage schemes that contribute to self-sufficiency in waste treatment and encourage local communities to take responsibility for the waste that they generate.
11	Social	Not SEA	To provide housing choice and help meet the housing needs of the whole community.
12	Social	Population/ human health	To increase life expectancy and improve the health and mental well-being of the population overall.
13	Social	Population / human health	To encourage a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, and access to public transport are available to all sectors of the population with particular emphasis on deprived neighbourhoods.
14	Social	Not SEA	To reduce the need to travel while increasing transport choice and accessibility for all.
15	Social/ Economic	Not SEA	To enable access to the widest range possible of shopping and commercial services for the resident population.
16	Economic	Material Asset	To provide a range of employment land and premises that meets the needs of the business community and tackles socio-economic inequalities within the population.
17	Economic	Not SEA	To protect and enhance the vitality and viability of the city, town and local/neighbourhood centres within the urban areas and village centres in the rural area.
18	Economic	Material Assets	To provide a safe, efficient transport network and increase the use of public transport, cycling and walking.

2.3.6 In order to assess the local plan options against each of the SA objectives in a consistent manner, a number of appraisal questions, assumptions and associated indicators have been developed. These are set out at Appendix A.

2.3.7 Following the receipt of comments from Historic England and Environment Agency in connection with the Stoke-on-Trent City Local Plan: Draft Local Plan (Regulation 18) Local Plan and the accompanying ISA, the wording of assumptions relating to the assessment of Sustainability Objective 4 (contamination and regenerating degraded environments) and Sustainability Objective 6 (Cultural Heritage) have been refined. The amended wording is presented in Appendix A and used for this ISA.

Tasks A5 – Consultation of the Scope of the SA - Scoping Report

2.3.8 The Stoke-on-Trent City Local Plan: Scoping Report was published in May 2021. Given the delay in publishing the Regulation 18 Local Plan since the publication of the Scoping Report in May 2021, the 'Stoke-on-Trent City Local Plan Scoping Report (2025)' was reviewed and updated prior to the preparation of the Regulation 18 Local Plan ISA Report. This included, as a minimum the three statutory environmental consultation bodies set out in the SEA Regulations (namely Natural England, Environment Agency and Historic England).

2.3.9 The comments received regarding the consultation exercise were considered in the preparation of an updated Stoke-on-Trent City Local Plan: Scoping Report 2025. The updated Scoping Report is presented at Appendix C.

2.3.10 Further comments on the ISA and the SA Objectives were received from Historic England, Natural England and Environment Agency in connection with the Stoke-on-Trent City Local Plan: Draft Local Plan (Regulation 18) Local Plan and the accompanying ISA. These comments have been incorporated into this ISA. Natural England requested the preparation of a Stand-alone HRA Appropriate Assessment. The standalone report is presented as an appendix (Appendix H) albeit the findings are embedded within this ISA Report

2.4 STAGE B – DEVELOPING AND REFINING OPTIONS AND ASSESSING EFFECTS

2.4.1 A Sustainability Appraisal (SA) should meet all of the requirements of the Strategic Environmental Assessment (SEA) Directive and the Environmental Assessment of Plans and Programmes Regulations 2004. Regulation 12 (2) of the 2004 Regulations states that where an environmental assessment is required an environmental report shall be prepared to “*identify, describe and evaluate the likely significant effects on the environment of –*

(a) Implementing the plan or programme; and

(b) Reasonable alternatives taking into account the objectives and the geographical..... scope of the plan or programme”.

2.4.2 An assessment of ‘reasonable’ alternatives to the selected plan is required to meet the requirements of Regulation 12 of the 2004 Regulations and in doing so, identify and evaluate their sustainability impacts. The Regulations imply that alternatives that are not reasonable do not need to be subject of the SA process. For the purposes of the SA it is assumed that unreasonable alternatives include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable/unviable.

2.4.3 In preparing the Local Plan, the Council has considered four spatial options, namely,

- **Option 1 – No Local Plan.** This involves ceasing work on the Local Plan and proceeding to determine planning applications/appeals without the benefit of strategic policies and objectives.
- **Option 2 – Urban area only.** This option involves the development of a Local Plan that seeks to deliver new development on existing brownfield land and limited greenfield sites in the urban area.
- **Option 3 - Urban and limited Green Belt Release.** This option involves the development of a Local Plan that seeks to deliver new development on existing brownfield and greenfield sites in the urban area but also a limited extent of Green Belt land it meets the minimum need for housing.

- **Option 4 - Urban and Green Belt Release.** This option involves the development of a Local Plan that seeks to focus new development on existing brownfield land to support regeneration but also includes an allocation of Green Belt land sufficient to meet the housing requirement and provide flexibility of site delivery and increased levels of affordable housing.

2.4.4 Each option is reviewed in detail in Section 4.2 and considered against the SA Objectives at Appendix B.

2.4.5 Chapter 5 of the Local Plan sets out the City Council's Spatial Strategy for the 2020-2040 plan period. The Spatial Strategy is based on Option 4 (Urban and Green Belt Release) and seeks to deliver sustainable growth by ensuring enough housing of the right type, mix and location is delivered and that there is sufficient supply of employment land to meet the future economic requirements in the City.

2.4.6 The proposed policies support the spatial strategy of the Local Plan and are considered to be the 'reasonable alternatives' in this SA. The Spatial Strategy and supporting policies are considered in detail in Section 5 of this report.

2.5 DEFINING 'SIGNIFICANT EFFECTS'

2.5.1 An important factor to be identified as part of the scoping exercise of the environmental report prepared under the 2004 Regulations is the definition of '*likely significant effects*'. The 2004 Regulations (Schedule 1) specify the criteria that should be taken into account when determining likely significant effects. These criteria, which principally relate to the characteristics of the effects arising from the plan and the value and vulnerability of the area likely to be affected, are summarised as follows:

- How valuable and vulnerable is the area that is being impacted?
- What is the duration and how probable, frequent, long lasting and reversible are the effects?
- What is the magnitude and spatial scale of the effect?
- What is the cumulative nature of the effects?

2.5.2 Further detail on the nature of the significant environmental issues and the duration of effects to be assessed in the Environmental Report is provided at Schedule 2 of the 2004 Regulations which states that the likely significant effects on the environment include:

“issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscapes and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects”.

2.5.3 Whether an effect is significant or not is the product of two factors:

- The value of the environmental resource affected; and
- The magnitude of the impact.

2.5.4 A significant effect arises as a result of a minor impact on a resource of national value or a major impact on a resource of local value. In addition, the accumulation of many non-significant effects on similar local resources geographically spread throughout the scheme may give rise to an overall significant effect.

2.5.5 This approach to assessing and assigning significance to an environmental effect relies upon such factors as legislative requirements, guidelines, standards and codes of practice, consideration of the SA/SEA Regulations, the advice and views of statutory consultees and other interested parties and expert judgement. Based on the above, the following questions are relevant in evaluating the significance of potential environmental effects:

- Is the effect positive or negative?
- Which risk groups are affected and in what way?
- Is the effect reversible or irreversible?
- Does the effect occur over the short, medium or long term?
- Is the effect continuous or temporary?
- Does it increase or decrease with time?

- Is it of local, regional, national or international importance?
- Are national standards or environmental objectives threatened?
- Are mitigating measures available and is it reasonable to require these?

2.5.6 Each policy and residential and employment site allocation is assessed (guided by the above questions) to identify the potential impact on the SA objectives. A combination of expert judgment, analysis of baseline data (contained in the Scoping Report 2025) and the definitions set out below were used to judge the potential significance of the specified effect on the plan's objectives.

2.6 DEFINING 'REASONABLE ALTERNATIVES' SITES

- 2.6.1 The proposed Housing and Economic Growth policies identifies that the Local Plan should deliver, during the plan period a minimum of 19,040 dwellings to meet local housing needs and 90 hectares of land to meet employment growth.
- 2.6.2 The Sustainability Appraisal has a key role to play in identifying allocated sites for new housing and employment growth. The starting point for all the sites identified in the Local Plan is the SHLAA and ELAA compiled by Stoke-on-Trent City Council in 2019. This information has been combined, in the intervening period, into a SHELAA and also updated following the completion of four Local Plan 'Call for Sites' consultations.
- 2.6.3 A Site Selection Methodology has been followed by Stoke-on-Trent City Council taking account of relevant national planning policy and guidance alongside evidence-based studies to assess the sites within the City to determine the most appropriate sites for allocation within the Local Plan.
- 2.6.4 The site selection methodology developed by the City Council comprises a staged process through which sites are removed. The first stage of the site selection methodology process considers all of the sites and removed any sites that were complete, that have full planning permission of are under construction.
- 2.6.7 There were a total of 457 potential housing and/or employment sites reviewed. Following the completion of site selection process, some of the sites were amalgamated to create broad locations a total of 284 sites were excluded from consideration in this SA. The remaining 91 sites/ broad locations are considered as

'reasonable alternative' sites for the purposes of this SA and were each assessed against each of the sustainability objectives set out at Section 2.3. The findings of the Sustainability Appraisal together with a more detailed appraisal for each site has been undertaken to identify allocated sites within the Local Plan.

2.6.8 The appraisal results are set out in the matrix presented in Appendix D and E for each of the alternative sites considered in this SA Report. The full appraisal results for the allocated sites are presented at Appendix G and is based on the current evidence base.

2.7 DEFINITIONS

2.7.1 The following definitions are used in this Environmental Report:

Duration of Effects

2.7.2 The duration of environmental effects in this SA are defined as follows:

- Short-term 0-5 years
- Medium-term 6-10 years
- Long-term 11 years plus

Nature of Effects

2.7.3 In assessing significance account will be taken as to whether effects are:

Effect	Description
Positive effects	Effects that have a beneficial influence on the environment;
Negative effects	Effects that have an adverse influence on the environment;
Indirect/secondary effects	Effects that are due to activities that are not part of the specific plan proposal/policy,

Permanent effects	Effects will have a unchanging impact on the plan proposal/policy;
Temporary effects	Effects that are a consequence of a limited effect of the plan proposal/policy;
Synergistic (effects combining)	Combined effects or interactive effects are the result of impact interactions between the plan proposals/policies. Assessment of the individual proposal/policy effects may be insignificant but combined the effects can have an overall significant impact,
Cumulative effects	Cumulative effects are the result of the interaction between effects associated with the plans proposals/policies.

2.8 ASSESSING EFFECTS

2.8.1 SA is an extremely powerful tool in the development and refinement of development plan document options. The assessment provides a means by which the relative merits of the individual options can be assessed. The appraisal process seeks to ascertain the environmental, social and economic effects of each option as well as the identification of mitigation or enhancement to be included in the emerging Local Plan. This assessment process is done in the context of the level of information that is currently available for each site and so represents a desk-based assessment. However, recommendations put forward at each stage have helped to refine and enhance the sustainability performance of the options.

2.8.2 This stage offers the opportunity to review the policies and site options set out in Stoke-on-Trent City Local Plan 2020-2040 against the Sustainability Objectives developed at the scoping stage. The policy and site options have each been tested against the sustainability objectives developed for the purposes of the Sustainability Appraisal.

2.8.3 The assessment considers the effects of the preferred policy or site on the environment. The performance of each site option was scored using the following six-point scale:

Score	Description
XX	Option likely to result in a major positive effect
X	Option likely to result in a positive effect
-	Neutral (neither positive or negative significant effect)
?	The impact between the option and SA objective is uncertain
X	Option likely to result in a minor negative effect
XX	Option likely to result in a significant negative effect
I	The effect is dependent on implementation

2.8.4 The appraisal has attempted to differentiate between the most significant effects and other more minor effects using the symbols shown above. The dividing line in deciding about the significance of an effect is often quite small. Where either (XX) or (XX) has been used to distinguish significant effects from more minor effects (X or X) this is because the effect of an option on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

2.8.5 The full appraisal results are set out in the matrixes presented in Appendices D to G for each of the policies and sites considered in this SA. A summary of the appraisal results is presented at Section 4.

Assumptions

2.8.6 The scoring was based on available information in respect of each site option and has been based on the SA team's judgement. To ensure consistency in the appraisal of the options a set of appraisal questions were developed to enable the SA team to consider each effect within clear parameters. Where mitigation measures have been proposed within the appraisal table, the long-term effects have been scored on the basis that the mitigation measures have been applied.

2.8.7 Further details on the assumptions used in this SA are set out at Appendix A of this report.

Difficulties Encountered

2.8.8 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.

2.8.9 The appraisal of the alternative sites has comprised a 'desk based' exercise and relied on publicly available information and the evidence base prepared by the City Council during the preparation of the Stoke-on-Trent City Local Plan to complete the scoring matrix. No other specific difficulties have been identified.

2.9 STAGE C – PREPARE SA REPORT

2.9.1 The Stoke-on-Trent Local Plan 2020-2040 Publication (Regulation 19) Local Plan must be accompanied by a SA report referenced at Stage C. This document comprises the Stage C SA Report.

2.9.2 The SA Report outlines the significant effects on the environment, social and economic factors of the Local Plan. The SEA Directive sets out at Article 5 and Annex I the information required to form part of the environmental report. This information is repeated as Schedule 2 of the 2004 Regulations.

2.10 STAGE D – CONSULTATION ON SA REPORT

2.10.1 This ISA Report will be published for comment alongside the Stoke-on-Trent City Local Plan 2020-2040 Publication (Regulation 19) Local Plan. The consultation period will comprise a period of 6 weeks between August/September 2026.

2.11 STAGE E – POST ADOPTION REPORTING AND MONITORING

2.11.1 The SEA Regulations require the significant environmental effects to plans and programmes to be monitored in order to identify at an early-stage unforeseen adverse effect.

2.11.2 The Local Plan sets out in Chapter 19 a monitoring framework containing the indicators and targets against which the objectives and policies of the Local Plan will be assessed. This framework will allow the Council to monitor the success of individual policies and also monitor the baseline environmental, social and economic conditions of the Plan area. The results of the monitoring programme will be presented in the Annual Monitoring Report.

2.11.3 The final SA monitoring framework will be included in the SA adoption Statement (once the Local Plan is adopted) and this will reflect any changes made during the Examination Stage.

3.0 CONTEXT AND OBJECTIVES

3.1 STOKE-ON-TRENT CITY LOCAL PLAN 2020-2040

3.1.1 The Stoke-on-Trent City Local Plan is a spatial development plan introduced by the Government under the Planning and Compulsory Purchase Act 2004 (hereafter referred to as the 2004 Act) as amended by the Town and Country Planning (Local Planning) (England) Regulations 2012 (hereafter referred to as the 2012 Regulations). The Act requires each Local Planning Authority (LPA) to prepare a Local Plan for its administrative area. Local Plans set out the spatial framework which largely determine where, how and what development takes place.

Sustainability Context – Plans, Policies and Programmes (Task A1)

3.1.2 The Stoke-on-Trent City Local Plan is not prepared in isolation but is greatly influenced by other plans, policies and programmes and by broader sustainability objectives. The adopted plan needs to be consistent with international and national guidance together with relevant environmental protection legislation.

3.1.3 Section 2 of the Stoke-on-Trent City Local Plan Scoping Report (2025) sets out a comprehensive list of the policy documents that are relevant to the preparation of the Local Plan together with a summary of the relevance of each document to the Local Plan and, more specifically, this SA. This outline will be updated at each stage of the process.

Key International plans, policies and programmes

3.1.4 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the “SEA Directive”) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the “Habitats Directive”) are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the Local Plan.

3.1.5 These processes have been undertaken in an iterative and integrated manner in tandem with the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated. However, it is noted that no designated international sites for nature conservation are located within the Stoke-on-Trent City Council area.

3.1.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however, a complete list of the relevant international directives have been included in Section 2 of the Scoping Report (2025).

Key National plans, policies and programmes

3.1.7 Sustainable development is a cornerstone of Government policy in relation to planning and the use of land. The Government's approach to sustainable development is set out in the national strategy "Securing the Future". The Strategy, published in March 2005 focuses on five principles; Living within Environmental Limits, Ensuring a Strong, Healthy and Just Society, Achieving a Sustainable Economy, Promoting Good Governance and Using Sound Science Responsibly. The Strategy identifies four key priority areas: Sustainable Consumption and Production, Climate Change and Energy, Natural Resource Protection and Environmental Enhancement, and Sustainable Communities.

3.1.8 The Government's general statements of planning policy are set out in the National Planning Policy Framework (NPPF) which establishes the policies and principles which should be taken into account in the preparation of development plans and consideration of individual proposals. The NPPF was revised in July 2018 and updated in February 2019, July 2021, September 2023, December 2023 and December 2024.

3.1.9 The NPPF highlights the economic, social and environmental roles of the planning system and planning's contribution towards a strong, responsive and competitive economy; strong, vibrant and healthy communities; and the protection of the natural, built and historic environment. These objectives are seen as mutually dependent and should be pursued in an integrated way.

3.1.10 The NPPF at heart has a presumption in favour of 'sustainable development' "*so that sustainable development is pursued in a positive way*".

3.1.11 Paragraph 11 states that; for plan-making this means that:

a) plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

3.1.12 The NPPF states at paragraph 16 that "*plans should be prepared with the objective of contributing to the achievement of sustainable development*".

3.1.13 Paragraph 33 of the NPPF specifically references the approach to the Sustainability Appraisal. Paragraph 33 states; "*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)*".

3.1.14 Section 14 of the NPPF confirms that the Planning System should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. The NPPF goes on to confirm that Local Plans should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

Conserving and Enhancing the Natural Environment

3.1.15 Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by, amongst other things:

- Minimising impacts on and providing net gains in biodiversity; and
- Preventing new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Conserving and Enhancing the Historic Environment

3.1.16 Section 16 of the NPPF aims to conserve and enhance the historic environment and both designated and undesignated heritage assets and the general principle is that heritage assets should be conserved in a manner appropriate to their significance.

Local Plans, policies and programmes

3.1.17 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to Stoke-on-Trent, and which provide further context for the Stoke-on-Trent City Local Plan. These plans and programmes relate to issues such as housing, employment land, transport, renewable energy and green infrastructure.

Summary

3.1.18 Based on the review of the relevant policies, plans and programmes the key sustainability issues and problems for the City Council area were identified. These are set out in full in Section 2 of the Scoping Report 2025.

3.2 BASELINE INFORMATION (TASK A2)

- 3.2.1 The sustainability baseline for Stoke-on-Trent City Council area used for the purposes of this Assessment is set out in Section 3 and 4 of the Scoping Report (2025) and is not repeated in this report. This sets out updated empirical data on all relevant economic, social and environmental factors. The baseline information provides the basis for identifying trends, predicting the likely effects of the Plan and monitoring its outcomes.

3.3 RELATIONSHIP BETWEEN THE SA AND HRA

- 3.3.1 In accordance with Article 6(3) of the EU Habitats Directive an assessment is required where a plan or project not directly connected to or necessary to the management of a European protected site for nature conservation (i.e. designated and proposed/candidate SPA's and SAC's sites) may give rise to significant effects upon a designated site. The Habitats Directive is primarily transposed in England under the Conservation of Habitats and Species Regulations 2010.
- 3.3.2 The HRA process assesses the potential effects of a plan or project on the conservation objectives of European sites designated under the Habitats and Birds Directives. These sites form a system of internationally important sites throughout Europe known collectively as the 'Natura 2000 Network'.
- 3.3.3 European sites provide a valuable ecological infrastructure for the protection of rare, endangered and/or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of Special Areas of Conservation (SACs), designated under European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), and Special Protection Areas (SPAs), classified under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Additionally, paragraph 176 of the National Planning Policy Framework (NPPF) requires that sites listed under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are to be given the same protection as fully designated European sites. The guidance on requirements for a HRA are listed in Regulation 105 of the Conservation of Habitats and Species Regulations 2017 which states that, if a land-use plan is:

- *likely to have a significant effect on a European or a European offshore marine (either alone or in combination with other plans or projects); and*
- *not directly connected with or necessary to the management of the site then the plan-making authority must "...make an appropriate assessment of the implications for the site in view of that site's conservation objectives" before the plan is given effect.*

3.3.4 A Habitats Regulations Assessment is used to determine whether there will be any 'likely significant effects' (LSE) on any European site as a result of a plan's implementation (either on its own or 'in combination' with other plans or projects) and, if so, whether these effects will result in any adverse effects on site integrity. The City Council has a statutory duty to prepare the Local Plan and are therefore deemed to be the Competent Authority for a HRA. This involves undertaking an Appropriate Assessment to determine if there are any adverse effects upon European Sites within a 15km radius of the City Council's area.

3.3.5 A Habitat Risk Assessment - Appropriate Assessment for the Stoke-on-Trent Local Plan 2020-2040 – Publication (Regulation 19) Local Plan has been prepared by Tetra Tech Ltd and is presented at Appendix H.

3.3.6 PPG states at paragraph 11-011 that "*the sustainability appraisal should take account of the findings of a Habitats Regulations Assessment, if one is undertaken*". The conclusion of the HRA Appropriate Assessment have been reviewed in the production of this ISA Report.

3.3.7 Stoke-on-Trent City Council area has no designated European sites within its boundary. However, there are five Natura 2000 sites located within 15kms of the boundary of the City Council's area, namely:

- Midland Meres and Mosses Phase 1 Ramsar
- Midland Meres and Mosses Phase 2 Ramsar
- South Pennine Moors SAC
- Peak District Moors SPA
- West Midlands Mosses SAC

3.3.8 The first stage of the HRA is to undertake a screening assessment of the relevant European sites in order to consider potential impact pathways arising from policies and sites within the Stoke-on-Trent City Local Plan which have potential to adversely impact upon European sites and their designating features. Based on the screening stage only the Midland Meres and Mosses Phase 2 Ramsar site is likely to have a significant effect at the Local Plan level.

3.3.9 For the purpose of the HRA, the following distant and diffuse impact pathways have been identified, namely:

- Urbanisation and Recreational Pressure,
- Atmospheric pollution – local and diffuse,
- Water resources – water usage and water quality.

3.3.10 All the site allocations and four policies have the potential to result in a number of impacts on the above three pathways that could result in significant adverse effects upon these two European sites. The relevant policies comprise:

- E1 Quantity Employment Development,
- E2 Distribution of Employment Development
- H1 Housing Numbers,
- H2 Housing Distribution,
- CCER5 Minerals; and
- H9 Gypsy, Traveller, Travelling Show people and Boaters Accommodation

3.3.11 As part of the HRA a Stage 2 Appropriate Assessment has been undertaken regarding the implications of the Stoke-on-Trent Local Plan 2020-2040 – Publication (Regulation 19) Local Plan on the applicable conservation objectives. The HRA concludes that the implementation of the Local Plan will not have an adverse effect on the integrity of any designated site either alone or in combination with other plans or projects. There will also be no reduction in the condition of any qualifying features. Therefore, the conservation objectives to maintain (or restore) each feature in favourable condition will not be impacted.

4.0 DEVELOPING & ASSESSING OPTIONS & 'REASONABLE ALTERNATIVES'

4.1 INTRODUCTION

4.1.1 Regulation 12 (2) of the 2004 Regulations states that where an environmental assessment is required an environmental report shall be prepared to “identify, describe and evaluate the likely significant effects on the environment of –

(a) Implementing the plan or programme; and

(b) Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme”.

4.1.2 An assessment of 'reasonable' alternatives to the selected plan is required to meet the requirements of Regulation 12 of the 2004 Regulations and in doing so, identify and evaluate their sustainability impacts. The Regulations imply that alternatives that are not reasonable do not need to be subject of the SA process. For the purposes of the SA it is assumed that unreasonable alternatives include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable, undeliverable or under construction/completed.

4.2 HOUSING AND ECONOMIC GROWTH - SPATIAL OPTIONS

4.2.1 The NPPF sets out that local plans should meet the needs of the area. In terms of housing, this comprises the minimum number of homes needed and is informed by a Local Housing Need assessment, conducted using the standard method in national planning practice guidance. The economic needs of the City Council are considered in the Employment Needs Assessment.

4.2.2 The NPPF states at Paragraph 69 that “*Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring*

areas, or reflects growth ambitions linked to economic development or infrastructure investment”.

4.2.3 The Stoke-on-Trent City Council Local Plan: Issue and Options (2021) included four potential growth options, but these were not the subject of an SA. The Housing and Economic Needs of Stoke on Trent have subsequently been updated for the Regulation 19 Local Plan in line with national planning policy, set out in the NPPF 2024, and the NPPG. The Local Housing Need for Stoke on Trent for the Local Plan period is **19,040 dwellings** including **8,269 of affordable housing**.

4.2.4 A key priority of the Council is to continue to focus on ongoing regeneration of the city, ensuring support for the development of brownfield land and providing the mechanism to secure investment into town centres. The delivery of new housing is central to achieving these ambitions. Two of the nine objectives in the Local Plan address this priority, namely, *“Contributing to a thriving and diverse economy to provide quality jobs”* and *“Strengthening well-balanced communities by delivering quality housing to meet needs”*.

4.2.5 The housing target for Stoke-on-Trent has increased significantly over recent years and the 2024 Five Year Housing Land Supply (5YHLS) report confirms that the Council does not have five years’ worth of housing land supply. A Housing Action Plan (2025) has been prepared including actions to improve housing delivery in future years. A key action to improve housing delivery is the adoption of the Local Plan.

4.2.6 In preparing the Local Plan, the Council has considered four spatial options, namely,

- **Option 1 – No Local Plan.** This involves ceasing work on the Local Plan and proceeding to determine planning applications/appeals without the benefit of strategic policies and objectives.
- **Option 2 – Urban area only.** This option involves the development of a Local Plan that seeks to deliver new development only on existing brownfield land and limited greenfield sites in the urban area.
- **Option 3 - Urban and limited Green Belt Release.** This option involves the development of a Local Plan that seeks to deliver new development on existing brownfield and greenfield sites in the urban area but also a limited extent of Green Belt land to meet the minimum need for housing.

- **Option 4 - Urban and over allocated Green Belt Release.** This option involves the development of a Local Plan that seeks to focus new development on existing brownfield land to support regeneration but also includes an allocation of Green Belt land to support the delivery of homes and the flexibility of site delivery and increased levels of affordable housing.

4.2.7 Each option is considered further below and considered against the SA Objectives at Appendix B.

Option 1 – No Local Plan.

4.2.8 This option will result in the Council relying on extant local plan policy until it becomes out of date and then national planning policy guidance only. It is acknowledged that this option is not supported by the Government and also does not give the Council control over the direction or quantum of future growth or the delivery of associated infrastructure requirements but represents a 'reasonable alternative'. The SA Matrix for this option scores either neutral or significantly negatively on all the SA Objectives.

Option 2 – Urban area only.

4.2.9 This option will focus all new development on brownfield land and limited greenfield sites within the urban area and thus supports the regeneration of the six towns within the City of Stoke on Trent urban area. The site selection work undertaken as part of the preparation of the Local Plan has identified 13,403 **dwelling**s that could be delivered, during the plan period, from the existing urban area only. This figure includes past completions (2020-2025), sites with planning permissions, windfall sites and potential site allocations. These sites comprise, principally, small-scale brownfield land which require, in most cases, land remediation and enhanced infrastructure works that will increase the construction costs. Due to viability issues, it is estimated that these sites will collectively only deliver 896 **affordable dwelling**s or 7%.

4.2.10 The evidence base for the Local Plan includes a 'Local Plan Viability Assessment' and 'LPVA Update Note' prepared by HDH Planning and Development Ltd¹ supports these viability concerns. The viability report concludes at paragraph 12.54 that:

"This analysis shows that the brownfield sites are unlikely to be able to bear affordable housing. To a large extent this correlates with the Council's experience through the development management process. Having said this, it is important to note that the Council is a significant landowner, particularly within the built-up area, where it has a long track record of intervening in the development markets".

The report continues at paragraph 12.67:

"brownfield sites comprise a significant part of the land supply for future development. This is most likely to be in Stoke-on-Trent built up area, but unlikely to come forward without some form of public intervention or public sector involvement. Brownfield site development, and in particular flatted schemes, are the least viable, so the Council should be cautious about relying on such sites to deliver development. The Council is committed to delivering policy compliant development and has a long track record of doing so, both through actively intervening in the market and through working with the wider public sector to enable delivery. It is likely that it will continue to be necessary to consider viability on brownfield sites at the development management stage".

The report concludes at paragraph 12.70:

"Whilst the Council has a good track record of delivering housing on brownfield sites, it would still be necessary to be cautious in relying on brownfield sites in the five-year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters, and the on-going public sector interventions. This may influence the selection of sites for allocation".

¹ '2026 Local Plan Viability Assessment Update Note to the 2024 LPVA - March 2026

4.2.11 This option will not deliver the minimum level of employment land, local housing need or the provision of policy compliant levels of affordable housing. Based on the findings in the Viability Report, it is also unclear whether the level of dwellings predicted is deliverable without significant public investment including for necessary infrastructure works. The SA Matrix for this option scores neutral or positive effect on most of the sustainability objectives but negatively on housing choices and providing a range of employment land. This option will have a major positive effect on the reuse of previously developed land.

Option 3 - Urban and limited Green Belt Release.

4.2.12 This option will focus the majority of new development on brownfield land and limited greenfield sites within the urban area, as with Option 2, but will be complimented with limited Green Belt land. Brownfield development will remain an important source of housing supply, but Green Belt will be released to meet the shortfall in minimum housing needs during the plan period. The shortfall comprises **5630 dwellings** which is estimated to deliver a further **1689 affordable dwellings** during the plan period. However, this option will only deliver 31% of the affordable housing requirement.

4.2.13 The evidence base for the Local Plan includes a 'Green Belt Assessment' prepared by ARUP² that considers the impact on the function and purpose of the Stoke-on-Trent Green Belt of releasing land for development. The findings of the Green Belt Assessment have been used to identify potential development sites.

4.2.14 The SA Matrix for this option scores neutral or positively on all the sustainability objectives as it will meet the minimum housing and economic need requirement for Stoke -on-Trent. The option will have a major positive effect on the reuse of previously developed land

² 'Green Belt Assessment Part 3 – July 2025

Option 4 - Urban and allocated Green Belt Release.

4.2.15 This option will continue to focus the majority of new development on brownfield land and limited greenfield sites within the urban area, as with Options 2 and 3, to support regeneration but includes Green Belt land release in order to overcome the uncertainty regarding the viable delivery of housing in the urban area. Option 4 will deliver flexibility in the delivery of housing to meet the minimum local housing needs of Stoke. In line with the 'Golden Rules' for the release of Green Belt land through local plan preparation, set out in paragraphs 156 and 157 of the NPPF, a higher contribution of affordable housing will be required. The Council's proposed level of affordable housing on sites in the Green Belt is 30%. This option will deliver **2581 affordable dwellings** from Green Belt land releases during the plan period or 48% of the Local Plan requirement.

4.2.16 Like Option 3, the SA Matrix for this option scores neutral or positively on all the sustainability objectives. However, the option will have a major positive effect on the reuse of previously developed land, housing choices, supporting employment growth, ensuring access to the widest range possible of shopping/commercial services and enhancing the vitality of the urban area.

4.3 LOCAL PLAN SPATIAL STRATEGY

4.3.1 Chapter 5 of the Local Plan sets out the City Council's Spatial Strategy for the 2020-2040 plan period. The Spatial Strategy is based on Option 4 (Urban and Green Belt Release) and seeks to deliver sustainable growth by ensuring enough housing of the right type, mix and location is delivered and that there is sufficient supply of employment land to meet the future economic requirements in the City. The Spatial Strategy notes that the City has grown historically around a strong network of key centres. The Local Plan's priority is to maximise the use of brownfield land within the existing urban area to support the regeneration of the key centres and. The SA matrices on the four proposed spatial options were taken into account in the preparation of the Spatial Strategy.

- 4.3.2 Housing Policy H1 defines the quantum of housing growth for Stoke-on-Trent for the plan period as:

"a minimum of 19,040 new homes (equating to 952 per annum) will be required over the plan period from 2020 to 2040, to meet Stoke-on-Trent's housing needs".

- 4.3.3 In order to deliver the minimum quantum of new homes growth during the Local Plan period site allocations, within the urban area and via Green Belt releases, are shown on the Policies Map and set out in Appendix 2. Policy H2 states that these identified sites *"will be expected to deliver residential development and associated supporting infrastructure within the plan period"*.

- 4.3.4 Development on brownfield land, to support regeneration objectives, will remain an important source of housing supply, but viability evidence prepared to support the Local Plan has concluded that there will be limited contributions from these sites to support infrastructure works and affordable housing requirements and thus their delivery is 'challenging'. Therefore, in order to meet the housing requirement, set out in Policy H1, and to maximise the delivery of affordable housing, as set out in Policy H3, the release of land from the Green Belt is required. The release of land from the Green Belt is intended to compliment rather than compete with the regeneration of brownfield land in the City. Land within the Green Belt is proposed to be allocated for new homes and site allocations are shown on the Policies Map and set out in Appendix 2.

- 4.3.5 Economy Policy E1: Quantity of Employment Development defines the quantum of economic growth as:

"Over the plan period, a minimum of 90 hectares of employment land will be provided to allow for a range of employment sites to support both local and strategic economic need and demand".

- 4.3.6 In order to deliver the minimum quantum of jobs growth during the Local Plan period Policy E2 states that the Council will support proposals for economic development on sites shown on the Policies Map and set out in Appendix 2.

4.3.7 The proposed Housing and Economic Growth policies are supported by a suite of supporting planning policies that provide environmental and policy direction associated with bringing forward new development for the plan period. The policies are split into groupings that correspond to the key themes of the Local Plan. The proposed policies are:

Sustainable development

- S1: Sustainable Development
- S2: Healthy Communities
- S3: Infrastructure
- S4: Utilities and Telecommunications

Economy

- E1 - Quantity Employment Development
- E2 - Distribution of Employment Development
- E3 - Existing Employment Sites
- E4 - Tourism

Housing

- H1 - Housing Numbers
- H2 – Housing Distribution
- H3 - Affordable Housing
- H4 – Housing Mix
- H5 – Housing Standards
- H6 - Older Persons Accommodation
- H7 – Self-Build and Custom-Build
- H8 – Housing in Multiple Occupation
- H9– Gypsy and Traveller, Travelling Showpeople and Boaters Accommodation

Centres

- C1 – Role of Centres
- C2 – New Retail and Leisure Development
- C3 – Edge and Out of Centre Development
- C4 – Residential Development in Centres
- C5 – Hanley (City Centre)
- C6 – Supporting Local Communities
- C7- Night-Time Economy
- C8- Hot Food Takeaways

Transport

- T1 – Sustainable Transport and Travel
- T2 – Active Travel
- T3 – Public Transport

- T4 – Transport Assessments, Transport Statements and Travel Plans
- T5 – Parking
- T6 – Air Quality

Design

- D1 – Residential Design
- D2 – Non-Residential Design

Culture and Heritage

- CH1 – Historic Environment
- CH2 – Archaeology
- CH3 – Chatterley Whitfield
- CH4 – Spode

Natural and Rural Environment

- NA1 - Green and Blue Infrastructure
- NA2 - Open Space, Sport and Recreation
- NA3 - Biodiversity and Geodiversity
- NA4 - Trees and Woodland

Climate Change and Environmental Resources

- CCER1 – Climate Change
- CCER2 – Renewable and Low Carbon Energy
- CCER3 – Flood Risk and Water Management
- CCER4 – Sustainable Drainage and Water Management
- CCER5 - Minerals
- CCER6 - Waste

4.3.8 The appraisal results for each of the policies in the Local Plan are set out in the matrix presented in Appendix F and discussed in more detail in Section 5.

4.4 PROPOSED ALLOCATIONS – HOUSING AND EMPLOYMENT

4.3.1 The proposed Housing and Economic Growth policies identifies that the Local Plan should deliver, during the plan period, a minimum of 19,040 dwellings to meet local housing needs and a minimum of 90 hectares of employment land to meet economic needs.

4.3.2 The Sustainability Appraisal has a key role to play in identifying allocated sites for new housing and employment growth. The starting point for all the sites identified in the Local Plan is the SHLAA and ELAA compiled by Stoke-on-Trent City Council in 2019. This information has been combined, in the intervening period, into a SHELAA

and also updated following the completion of one call for sites consultation, two developer engagements and a brownfield 'Call for Sites' consultations.

- 4.3.3 A Site Selection Methodology has been followed by Stoke-on-Trent City Council taking account of relevant national planning policy and guidance alongside evidence-based studies to assess the sites within the City to determine the most appropriate sites for allocation within the Local Plan. Details of the Site Selection methodology undertaken is set out at Section 2.6.
- 4.3.4 The Site Selection Methodology developed by the City Council comprises a staged process through which sites are removed. The first stage of the site selection methodology process considers all of the sites and remove any sites that were complete, that have full planning permission of are under construction.
- 4.3.5 There were a total of 457 potential housing and/or employment sites reviewed. Following the completion of site selection process, some of the sites were amalgamated to create broad locations a total of 91 sites/ broad locations are considered as 'reasonable alternative' sites for the purposes of this SA and were each assessed against each of the sustainability objectives set out at Section 2.3. The findings of the Sustainability Appraisal together with a more detailed appraisal of each site has been undertaken to identify allocated sites within the Local Plan.
- 4.3.6 The appraisal results are set out in the matrices presented in Appendix D and E for each of the alternative sites considered in this SA Report.
- 4.3.7 The SA findings are not the only factors considered when determining options for housing and employment allocations to be taken forward in a plan. Indeed, there will often be an equal number of positive and negative effects identified for each option such that it is not possible to 'rank' them based on sustainability performance to select a preferred option. Factors such as consultation responses, deliverability and conformity with national policy will also be considered by plan-makers when selecting preferred options for their plan.
- 4.3.8 These options meet the requirements of the SEA Regulations and Task B2 of the SA Stages. The appraisal matrix for each of the allocated housing and/or employment sites, based on the evidence base currently available, is presented at Appendix G.

5.0 APPRAISAL OF 'SIGNIFICANT' ENVIRONMENTAL EFFECTS

5.1 INTRODUCTION

5.1.1 An appraisal of the Stoke-on-Trent City Council Local Plan 2020-2040 Publication (Regulation 19) Local Plan considered in this ISA and based on the current evidence base are contained in Appendix F and G. The 'reasonable alternative' housing and employment sites assessed are presented at Appendices D and E respectively. This section of the report summarises the findings of the Sustainability Assessment of the Stoke-on-Trent City Council Local Plan 2020-2040 Publication (Regulation 19) Local Plan in respect of any significant effects associated with the SA objectives and also considers ways of mitigating adverse effects and any cumulative effects arising from the Local Plan as a whole. This accords with Tasks B3 and B4 of the five stage SA process.

5.2 ASSUMPTIONS, UNCERTAINTIES AND DIFFICULTIES

- 5.2.1 An appraisal of environmental effects inevitably relies on assumptions and an element of subjective judgement. As the Stoke-on-Trent City Council Local Plan 2020-2040 contains policies that will come into effect upon adoption of the Local Plan there are no short, medium or long term effects associated with this stage of the Local Plan.
- 5.2.2 It is a requirement of the SEA Regulations that consideration is given to difficulties that are encountered during the SA process. This could include any data limitations or the availability of other relevant assessments. This is noted in the individual option matrices. As the Stoke-on-Trent City Council Local Plan evolves the evidence base has expanded and been refined resulting in a more robust understanding of the effects of the site options on the Sustainability Objectives. The evidence will continue to expand as the Local Plan progresses.
- 5.2.3 If any other uncertain effects or difficulties have been encountered as part of the assessment process then these are noted under the relevant sections alongside the assessor's comments.

5.3 VISION AND OBJECTIVES

- 5.3.1 The SA scores for the Local Plan Vision and Objectives are presented in Appendix B.
- 5.3.2 The overall vision for Stoke-on-Trent sets out the aspiration for the City to develop its role at the heart of the region and become economically stronger, healthier, fairer and inclusive for everyone, celebrating the city's unique towns, heritage and culture.
- 5.3.3 The Strategic Objectives then provide more detail about how the Vision will be achieved. Therefore, where effects on the SA objectives have been identified these are broadly very positive. Where the Local Plan strategic objectives directly address a particular SA objective, significant positive effects have been identified although in most cases the positive effects are minor due to the general nature of the objectives and the fact that they will be delivered through more detailed policies in the Stoke-on-Trent City Local Plan.
- 5.3.4 No conflicts between SA objectives or the Local Plan Vision and Objectives were identified. However, at the Regulation 18 Stage, the ISA recommended that "*the Vision could be enhanced by including reference to supporting 'sustainable development' and 'mitigating climate change'*". The Local Plan Vision was subsequently amended on this basis in the Stoke-on-Trent City Council Local Plan 2020-2040 Publication (Regulation 19) Local Plan resulting in a major positive effect on SA Objective 1 (Climate Change).

Health Impacts – The Vision and Objectives will have either a positive or neutral effect on the health and well-being.

5.4 OVERARCHING STRATEGY AND POLICIES

- 5.4.1 **Policy S1** have a positive effect on all the sustainability objectives set out in the SA to either a positive or major positive effect. Major positive effects are those objectives specifically referenced as material consideration in the Policy. At the Regulation 18 Stage, the ISA recommended that "*The positive effects can be enhanced by specific reference in the policy to air quality and health/well-being'*". Policy S1 was subsequently amended on this basis in the Stoke-on-Trent City Council Local Plan

2020-2040 Publication (Regulation 19) Local Plan resulting in a major positive effect against all SA Objectives.

Health Impact – This Policy will have a positive effect on health and well-being.

5.4.2 **Policy S2** support development proposals that are considered sustainable and contribute to healthy communities in accordance with national and local planning policies i.e. development that accords with the criteria set out in Policy S2. Policy S2 has a positive effect on all the 'social' sustainability objectives set out in the SA to either a positive or major positive effect. There is a neutral effect on some 'environmental' sustainability objectives. Major positive effects are those objectives specifically referenced as material consideration in the Policy. At the Regulation 18 Stage, the ISA recommended that "*The positive effects can be enhanced by specific reference in the policy to local communities taking responsibility for the waste they generate*". Policy S2 was subsequently amended on this basis in the Stoke-on-Trent City Council Local Plan 2020-2040 Publication (Regulation 19) Local Plan resulting in a major positive effect on SA Objective 10 (Self-sufficiency of waste).

Health Impact – This policy will have a major positive effect on health and well-being.

5.4.3 **Policy S3** supports the delivery of new infrastructure to mitigate the impacts of the growth identified in the Local Plan. In particular the policy set out the infrastructure requirements that will be sought via developer contributions and planning obligations to secure affordable housing, green and blue infrastructure, open space and recreational facilities, biodiversity management, education, community and health care provision, highway improvements, sustainable modes of transport, landscape, flood defenses and sustainable drainage systems. Policy S3 has a major positive effect on the sustainability objectives specifically referenced as material consideration in the Policy and a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a major positive effect on health and well-being.

5.4.4 **Policy S4** provides policy support for residential and employment development that delivers or improves the coverage of broadband, fibre to the premises and mobile

networks. Policy S4 will have a major positive effect on all the 'economic' sustainability objectives and the housing choice objective and positive effects on encouraging a more equitable society. The policy will have a neutral effect on the other social and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5 STOKE-ON-TRENT CITY LOCAL PLAN – POLICIES

Employment

- 5.5.1 **Policy E1** provides strategic direction for the minimum quantum of at least 90ha of new employment land required during the plan period to meet the economic needs of Stoke-on-Trent. Policy E1 has a major positive effect on all the economic sustainability objectives set out in the SA and a neutral effect on social and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

- 5.5.2 **Policy E2** supports 'in principle' proposals for economic development including office development in existing town centres and provides specific policy considerations for the determination of planning applications. Policy E2 has a major positive effect on all the 'economic' sustainability objectives set out in the SA, a positive effect on accessibility and design related objectives and a neutral effect on social and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

- 5.5.3 **Policy E3** provides policy protection for existing employment land from loss to alternative uses. The Policy goes on to identify the core locations for employment development and identify the criteria where development within existing employment sites will be supported. Policy E3 has a major positive effect on all the 'economic' sustainability objectives set out in the SA and a neutral effect on social and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.4 **Policy E4** provides policy support for proposals that sustain and enhance the tourism economy. Policy E4 have a major positive effect on all the 'economic' sustainability objectives set out in the SA, a positive effect on accessibility, historic and natural environments and design related objectives, and a more equitable society but with a neutral effect on environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Housing

5.5.5 Providing everyone with an opportunity to live in decent and affordable home is a key social target. Housing is a key driver to revitalisation and it is an essential community need to provide a variety of housing types. A steady supply of housing is necessary to generate vitality, facilitate continued economic prosperity, help support local shops and services required by local residents and help achieve the aim of creating mixed and balanced communities. Annual monitoring of affordable housing delivery between 2019 and 2025 confirms that there is a critical shortage of affordable housing in the City of Stoke-on-Trent. This is due, in part, to the viability challenges associated with the development of a small-scale urban brownfield sites within the City. Affordable Housing Local Policy H3 seeks to address under-delivery by bringing forward higher requirements for affordable housing on sites and in particular levels of 30-35% on sites released from the Green Belt. The provision of allocated housing sites, within the urban area and the Green Belt, will contribute positively to these social objectives. In addition, Policy C4 supports residential development in defined centres.

5.5.6 All the housing policies and allocations score positively (either minor or significant) against the social objectives. It is the Council's intention to bring forward a range and mix of housing tenures during the plan period to support the planning of high levels of economic growth. This is likely to contribute to meeting housing needs, providing safe communities, improving health facilities, thereby delivering an equitable sharing of the benefits of prosperity.

5.5.7 **Policy H1** provides strategic direction for the minimum quantum of 19,040 new homes required during the plan period to meet the housing needs and support the

economic growth of Stoke-on-Trent. This equates to 952 homes per annum. Policy H1 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on economic considerations and a neutral effect on environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.8 **Policy H2**, supported by a list of allocated sites in Appendix 2 of the Local Plan, sets out support for 62 allocated sites that are expected to deliver residential development and ancillary services during the plan period to meet the housing needs of Stoke-on-Trent. The Policy also provides 'in principle' for windfall residential development located within the urban area. Development in the Green Belt, outside of the allocated sites/areas, will be considered in accordance with national and local planning policy. Policy H2 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on protecting and enhancing the viability of City, Town and Local/Neighbourhood centres and a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.9 **Policy H3** seek to secure the provision of affordable housing within the plan area to meet the identified need for such homes during the plan period. The policy sets a requirement for affordable housing depending on the nature (brownfield/greenfield) and location (Green Belt) of the sites. The policy also sets out the Council's expectations for affordable housing and the exceptions. Policy H3 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.10 **Policy H4** seek to ensure that new housing within the plan area provides a varied mix of housing types and sizes to meet the identified need for such homes during the plan period. This includes, where there is an identified need or locally specific target set through the Neighbourhood Planning process.. Policy H4 has a major

positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.11 **Policy H5** seek to ensure that new housing within the plan area are built to an appropriate standard. This includes specialist housing for older and disabled people. Policy H5 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.12 **Policy H6** seeks to increase the amount of specialist housing that is accessible and adaptable for older people within the plan area to ensure that there is sufficient supply to meet the identified need for such homes during the plan period. This includes requiring all new development to be designed to be Age Friendly together with those people with disabilities and special needs, locating specialist housing where they benefit from services and facilities suitable for older persons and for resisting the loss of specialist housing. The policy confirms that all residential development is expected to deliver a range of dwelling types for older persons. Policy H6 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being

5.5.13 **Policy H7** seek to increase the amount of self-build and custom build housing within the plan area to ensure that there is sufficient supply to meet the identified need for such homes during the plan period. This includes the designation of areas for self-build and custom build homes within strategic major residential schemes. Policy H6 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.14 **Policy H8** supports the development of, or conversion into, houses in multiple occupation providing policy considerations, including highways and parking matters, are met which are intended to minimise the impact on the amenity of the surrounding community. Policy H7 has a major positive effect on all the housing needs sustainability objectives set out in the SA, and positive effect on well-designed developments that respect local character and encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.15 **Policy H9** seek to secure the provision of an adequate supply of sites for Gypsy, Travellers, Travelling Showpeople and Boaters accommodation to meet the identified need for such facilities during the plan period. The Policy supports the expansion of existing sites or the creation of new sites for those people who meet the definition in National planning policy of Gypsy, Traveller or Travelling Showpeople. The Policy also sets out criteria for assessing proposals for transit or permanent pitches where there is an identified need including highways and parking matters, accessibility to services and integration with local townscape character. The loss of existing permanent consented sites will not be supported except in specified circumstances. Policy H9 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on and the quality of the city townscape and encouraging a more equitable society with access to services but will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Centres

5.5.16 **Policy C1** seeks to protect, promote and safeguard the long-term vitality and viability of a centres within the City. The identified centres will support the provision for retailing and main town centre uses of a scale and nature appropriate to their existing function. Policy C1 has a major positive effect on protecting/enhancing the viability

of City, town and local centres and ensuring access to the widest range possible of shopping and commercial services. Policy C1 will also have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.17 **Policy C2** seeks to direct new retail and leisure uses towards existing defined centres where the proposal is of a scale and nature appropriate to the area in which the centre serves. The policy also directs new net comparison goods and convenience goods development within centres to the Primary Shopping Area first and redevelopment within the Primary Shopping Area will only be supported where the proposal contributes to the character of the centre. New local retail facilities will only be supported where the additional facilities have been thoroughly evidenced and justified.

5.5.18 Policy C2 has a major positive effect on protecting/enhancing the viability of City, town and local centres and ensuring access to the widest range possible of shopping and commercial services. Policy C2 will also have a positive effect on employment growth (daytime and night-time economies), encouraging a more equitable and diverse society, where the provision of the widest possible range of recreational and leisure facilities, reduces the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.19 **Policy C3** sets out the application of the sequential approach for proposals for retail and leisure use in edge or out of centre locations. The Policy confirms that such proposals will need to provide evidence to justify why the development cannot be accommodated in a defined centre and also confirm that the development will not have a detrimental impact on the centre. Policy C3 has a major positive effect on protecting/enhancing the viability of City, town and local centres, and ensuring access to the widest range possible of shopping and commercial services. Policy C3 will also

have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of recreational and leisure facilities and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.20 **Policy C4** seeks to support proposals for residential development within the defined centres where the scale and type of development is related to the role and function of the locality and contributes to a strong sense of place through high quality design. Policy C4 has a major positive effect on meeting the housing choice /needs sustainability objectives set out in the SA, and a positive effect on well-designed developments that respect local character and encouraging a more equitable society. The policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.21 **Policy C5** seeks to support the role of Hanley as a sub-regional destination, the principal centre in Stoke-on-Trent and the primary economic and social destination in the city. The Policy will support development that reinforces the attractiveness of the centre's viability , generates job growth, increases the diversity of town centre uses including the evening economy and provides high quality design and public realm enhancements. Policy C5 has a major positive effect on protecting/enhancing the viability of City, town and local centres, employment growth (daytime and night-time economies), ensuring access to the widest range possible of shopping and commercial services and encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities. Policy C5 will also have a positive effect on reducing the need to travel and on well-designed developments that respect the city townscape. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.22 **Policy C6** seeks to support established shops, health and community facilities and services within centres are retained, and modernised, for the benefit of the local community. The Policy also seeks to support the growth of existing businesses. Policy C6 has a major positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community and health facilities, protecting/enhancing the viability of City, town and local centres and ensuring access to the widest range possible of shopping services. Policy C6 will also have a positive effect on employment growth and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.23 **Policy C7** seeks to support evening and night-time uses where they are located within existing centres. The Policy sets out detailed criteria that should be considered when assessing such development including the impact on the vitality and viability of the centre, residential amenity, crime and anti-social behaviour and ability of people to access/leave the centre at the end of the evening. Policy C7 has a major positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of recreational and leisure facilities, protecting/enhancing the viability of City, town and local centres and employment growth (night-time economies). Policy C7 will also have a positive effect on reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.24 **Policy C8** seeks to support hot food takeaways where they are located within existing centres and where they will not lead to an over-concentration of clustering of such uses. The Policy sets out detailed criteria that should be considered when assessing such development including restricting the percentage of 'sui generis takeaway uses' within local centres, considering the impacts on residential amenity and the loss of retail units or the vacancy rates in other centres and not granting planning permission for hot food takeaway located within 800m of a school or place where children or young people may congregate. Policy C8 has a major positive effect on improving health and well-being, the provision of the widest possible range of

facilities and protecting/enhancing the viability of City, town and local centres. Policy C8 will also have a positive effect on encouraging a more equitable and diverse society where and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a major positive effect on health and well-being.

Transport

5.5.25 **Policy T1** supports development which minimises the need to travel and prioritises sustainable transport through locating growth in sustainable locations and increasing sustainable modes of travel including public transport, walking and cycling. The Policy also requires development proposals to improve interchange and connections, incorporate technology to improve real time information and design for last mile deliveries. Policy T1 has a major positive effect on all the transport and movement related sustainability objectives, a positive effect on providing access to shopping and commercial services and encouraging a more equitable society via the widest possible access to public transport for all sectors of the population including deprived neighbourhoods. The Policy will have a neutral effect on economic and environmental sustainability objectives.

5.5.26 Policy ST1 has a major positive effect on all the transport and movement related sustainability objectives (SA Objectives 14 and 18), a positive effect on improving air quality, providing access to shopping and commercial services and encouraging a more equitable society (SA Objective 13) via the widest possible access to public transport for all sectors of the population including deprived neighbourhoods. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.27 **Policy T2** supports development which improves accessibility and air quality through active travel by maximising trips using sustainable modes of travel including public transport, walking and cycling. The Policy also seeks to incorporate walking and

cycling routes into green infrastructure corridors and providing convenient, safe and secure cycle parking within developments. Policy T2 has a major positive effect on all the transport and movement related sustainability objectives, a positive effect on improving air quality and encouraging a more equitable society via the widest possible access to public transport for all sectors of the population including deprived neighbourhoods. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.28 **Policy T3** seeks to ensure that new development supports public transport by encouraging a modal shift away from the private car and locating and designing development to connect with public transport infrastructure. The Policy also seeks to improve public transport services by providing high quality safe and direct walking and cycling routes to public transport interchanges. Policy T3 has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.29 **Policy T4** sets out the information required within Transport Assessments, Transport Statements and Travel Plans to accompany planning application for development. **Policy T4** has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.30 **Policy T5** sets out the appropriate parking provisions that all development proposals should consider including car, cycle and electric vehicle parking. The Policy also sets out, via a supporting appendix, the relevant parking standards. Policy T5 has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.31 The whole of the City is located within an Air Quality Management Area. **Policy T6** seeks to promote air quality neutral development and to provide mitigation to minimise the impact on air quality if the development cannot achieve air quality neutral standards. The Policy also sets out on site design solutions. Off-site measures to offset the shortfall will also be required. Policy T6 has a major positive effect on improving air quality. The Policy will have a neutral effect on economic and environmental sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Design

5.5.32 **Policy D1** sets out specific requirements to ensure that all residential development is well-designed and responsive to the character and distinctiveness of the local area. The Policy sets out criteria that residential development proposals should contain including meeting nationally described space standards, resilience and adaptability for climate change and renewable energy, promotion of SuDS, adequate storage and collection of recycling, household and green waste, protecting the residential amenity, mitigating impacts and ensuring the high quality of the design.

5.5.33 Policy D1 has a major positive effect on contributing to the quality of the landscape and city townscape by delivering well designed proposals. Policy D1 will also have a positive effect on adapting to climate change and promoting the use of sustainable drainage systems. The Policy will have a neutral effect on economic and the social sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.34 **Policy D2** sets out specific design requirements for non-residential and commercial buildings to ensure that development is well-designed and responsive to the character and distinctiveness of the local area. The Policy sets out criteria that non-residential development proposals should contain including resilience and adaptability for climate change and renewable energy, promotion of SuDS, attractive public realm and amenity space, minimising noise, odour and other types of pollution, protecting the residential amenity, mitigating impacts and ensuring the high quality of the

design. The Policy also requires major development proposals to assess how health considerations informed the design of the proposed scheme. Policy D2 has a major positive effect on contributing to the quality of the landscape and city townscape by delivering well designed proposals. Policy D2 will also have a positive effect on adapting to climate change, improve the health and mental well-being of the population overall and promoting the use of sustainable drainage systems. The Policy will have a neutral effect on economic and the social sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Culture and Heritage

5.5.35 **Policy CH1** seeks to ensure that heritage assets and their settings are preserved or enhanced so that they make a positive contribution to the local character and distinctiveness of the area. Policy CH1 has a major positive effect on sustaining and enhancing historic assets, including their setting, and a positive effect on contributing to the quality of the landscape and city townscape. The Policy will have a neutral effect on all other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.36 **Policy CH2** seeks to ensure that all development preserves the significance of archaeological assets. The Policy sets out criteria for the appropriate investigation and mitigation of the archaeological assets affected by development. Policy CH2 has a major positive effect on preserving and enhancing historic assets, including their setting. The Policy will have a neutral effect on all other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.37 **Policy CH3** provides policy support for development within the former Chatterley Whitfield Colliery that preserves and enhances the cultural, educational and economic value of the site whilst preserving the historic significance of the Site (assets and their settings). Policy CH3 has a major positive effect on preserving and enhancing historic assets, including their setting, and positive effects on encouraging a more equitable society by providing access to a diverse range of cultural and

educational facilities. The Policy will have a neutral effect on all other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.3.38 **Policy CH4** provides policy support for development within the former Spode factory that will bring the site forward for a viable use that preserves and enhances the historic value of the Site (heritage assets and their settings) and includes a sustainable transport and active travel link to Stoke City Centre. Policy CH4 has a major positive effect on preserving and enhancing historic assets, including their setting, and positive effects on encouraging a more equitable society accessible, via sustainable transport routes, and providing a range of employment opportunities. The Policy will have a neutral effect on all other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Natural and Active Environment

5.5.39 **Policy NA1** supports development proposals that improve, link and maintain green and blue infrastructure networks and corridors. Policy NA1 has a major positive effect on maintaining and enhancing the quality of green spaces and water resources. Policy NA11 will also have a positive effect on maintaining and enhancing biodiversity and contributing to a safe and accessible transport network i.e. cycling and walking. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.40 **Policy NA2** supports the delivery of a comprehensive range of open spaces and sports facilities across the city to meet the needs of the existing and proposed pollution. The Policy sets out the level of information applicants will need to provide to support new development proposals. The Policy confirms that the loss of existing green space or sport and recreational facilities will not be supported. Policy NA2 has a major positive effect on maintaining and enhancing the quality of green spaces and providing the widest possible range of recreational and leisure facilities to all sectors of the community. Policy NA2 will also have a positive effect on contributing to a safe and accessible transport network i.e. cycling and walking. The Policy will have a

neutral effect on the other sustainability objectives. The policy could be enhanced by reference to the contribution green spaces and sports facilities will have on improving the health and mental wellbeing of residents.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.41 **Policy NA3** seeks to protect, enhance and secure net gains for biodiversity across the Local Plan Area. The Policy ensures that existing designated geological and ecological sites are protected. The Policy also confirms that all proposals should enhance biodiversity and developments must result in no net loss of biodiversity and provide a measurable 10% net gain (using the statutory biodiversity metric). Policy NA3 has a major positive effect on ensuring there is an overall net gain in the extent and quality of biodiversity. Policy NA3 will also have a positive effect on maintaining and enhancing the quality of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.42 **Policy NA4** seeks to retain, protect and manage existing trees, hedgerows and woodland with biodiversity value, visual amenity value and landscape value across the Local Plan Area. The Policy ensures that development proposals involving the loss or damage of trees, hedgerows and woodlands provide acceptable compensation or identify wider benefits to justify the loss. Policy NA4 has a major positive effect on ensuring there is an overall net gain in the extent and quality of biodiversity. Policy NA4 will also have a positive effect on maintaining and enhancing the quality of landscape and city townscape and the quality of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

Climate Change and Environmental Resources

5.5.43 **Policy CCER1** supports development that assists the transition to net zero by 2050 by taking a proactive approach to mitigation and adapting by increasing renewable, micro and low carbon energy and district heating networks, providing green and blue infrastructure opportunities, minimising waste and promoting sustainable waste

management, improving building efficiency and encouraging greater levels of sustainable travel, such as cycle and walking infrastructure across the Local Plan Area. Policy CCER1 has a major positive effect on ensuring carbon reduction and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment. Policy CCER1 will also have a positive effect the efficient use of water resources, local communities' taking responsibility (recycling) for the waste that they generate and contributing to a safe and sustainable transport network i.e. cycling and walking. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.44 **Policy CCER2** supports development proposals that incorporate renewable and low energy generation and storage and associated infrastructure providing the proposals do not harm visual amenity, the natural environment, highway safety, heritage assets, neighbouring land uses and other infrastructure. Policy CCER2 has a major positive effect on ensuring carbon reduction and adapt to a changing climate by increasing the use of renewable energy. Policy CCER2 will also have a positive effect on heritage assets and landscape character by preventing harm to these area from inappropriate renewable energy development. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.45 **Policy CCER3** seeks to ensure that all development takes account of flood risk and suitable mitigation are incorporated into design of all proposals across the Local Plan Area. Policy CCER3 has a major positive effect on ensuring the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.46 **Policy CCER4** seeks to ensure that all development takes account of water management and suitable mitigation including sustainable drainage systems are incorporated into design of all proposals across the Local Plan Area. Proposals should incorporate green infrastructure to maximise the multi-functional benefits. Policy CCER4 has a major positive effect on ensuring the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding. Policy CCER4 will also have a positive effect on maintaining the extent and quality of biodiversity and of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.47 **Policy CCER5** seeks to ensure that important mineral resources are safeguarded against needless sterilisation by non-mineral development. The Policy also sets out criteria for assessing proposals for mineral extraction and non-mineral development that may be detrimental to future mineral extraction, processing or supporting infrastructure. Mineral proposals should also consider and mitigate the impacts upon the amenity of the neighbouring land in terms of water, ecology, landscape, vibration, land stability and pollution. Policy CCER5 has a major positive effect on ensuring the efficient use of mineral resources, including the recycling and reuse of existing materials where possible to limit the use of primary aggregates and to safeguard their supply. Policy CCER5 will also have a positive effect on reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources. The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.5.48 **Policy CCER6** seeks to ensure that waste is managed in accordance with the principles of the waste management hierarchy and existing waste management sites are safeguarded. Policy CCER6 has a major positive effect on the self-sufficiency in the waste treatment and encouraging local communities to take responsibility for the waste that they generate. The Policy will also have a positive effect on SA Objective

1 (adapting to a changing climate). The Policy will have a neutral effect on the other sustainability objectives.

Health Impact – This policy will have a neutral effect on health and well-being.

5.6 CUMULATIVE EFFECTS

- 5.6.1 The Stoke-on-Trent City Local Plan 2020-2040 Publication (Regulation 19) Local Plan seeks to deliver sustainable housing and economic growth in the City over the life of the plan to meet the objectives of the Local Plan and the future needs of residents.
- 5.6.2 This SA has also considered the cumulative effects of the Local Plan. The Local Plan will result in significant positive effects on SA Objective 11: To provide housing choice and help meet the housing needs of the whole community as it will meet the objectively assessed housing need for the City of Stoke-on-Trent and have a positive effect on SA Objective 16: To provide a range of employment land and premises that meets the needs of the business community and tackles socio- economic inequalities within the population.
- 5.6.3 The adoption of policies to protect and enhance the natural and built environment including the important landscape and heritage assets of the city will ensure that the Local Plan will not result in a neutral or slight positive effect on all the key SA Objectives.

6.0 MITIGATION AND ENHANCEMENT (TASK B4)

6.1 INTRODUCTION

- 6.1.1 The Stoke-on-Trent City Local Plan sets out site specific and policy mitigation and enhancement measures within the proposed policies. These have been assessed as part of the SA process and no further mitigation has been identified.
- 6.1.2 During the evolution of the Local Plan the evidence base will continue to expand as more detailed environmental assessment work has been undertaken on each of the proposed site allocations. The increased information resulted in the identification of the specific items of mitigation and enhancement which will be fully considered in the SA's that accompany the Proposed Submission version of the Stoke-on-Trent City Local Plan.

7.0 MONITORING (TASK B5)

7.1 MONITORING

- 7.1.1 The SEA Regulations state *"the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action"*. The Environmental Report is required to provide information *"a description of the measures envisaged concerning monitoring"*. Monitoring proposals are designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 7.1.2 Monitoring will be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.
- 7.1.3 The SA Scoping Report (2025) sets out suggested monitoring indicators for each of the SA Objectives used in this SA process. A monitoring framework based on these indicators is set out at Appendix 6 of the Stoke-on-Trent City Local Plan 2020-2040 Publication (Regulation 19) Local Plan. The Stoke-on-Trent City Local Plan, once adopted, should be monitored in the long terms against the monitoring framework. The monitoring framework will be reviewed at Submission stage of the Local Plan.

7.2 NEXT STEPS

- 7.2.1 This SA has been prepared to support the Stoke-on-Trent City Local Plan 2020 – 2040 Publication (Regulation 19) Local Plan. Consultation on the Stoke-on-Trent City Local Plan 2020-2040 is taking place in August to September 2026.
- 7.2.2 Following consultation on the Plan, the City Council will take into account any consultation responses and the findings of sustainability appraisal during the preparation of the Stoke-on-Trent City Local Plan Submission (Regulation 22) Local Plan.

8.0 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 The role of the SA process is to promote sustainable development by assessing the extent to which the Stoke-on-Trent City Local Plan Publication (Regulation 19) Local Plan, taken together, will help to achieve relevant environmental, economic and social objectives.
- 8.1.2 The document has been prepared to assist Stoke-on-Trent City Council in their consideration of the sustainability issues associated with the on-going production of the Regulation 19 version of the Stoke-on-Trent City Local Plan 2020-2040.
- 8.1.3 This SA Report has considered the Spatial Strategy, Preferred Policies and allocations in the Stoke-on-Trent City Local Plan 2020-2040 based on the current evidence base, against the agreed Sustainability Objectives agreed at Stage A of the SA process.
- 8.1.4 This document includes a detailed analysis or appraisal of all the reasonable alternatives including the spatial growth options considered and the sites being considered for new residential and employment allocations within the Stoke-on-Trent City Local Plan 2020-2040.
- 8.1.5 The Local Plan provides strategic direction for the minimum quantum of new homes required during the plan period to meet the housing needs and support the economic growth of Stoke-on-Trent. The SA Report concludes that the Local Plan will result in significant positive effects on SA Objective 11: To provide housing choice and help meet the housing needs of the whole community as it will meet the objectively assessed housing need for the City of Stoke-on-Trent.
- 8.1.6 Stoke-on-Trent City Local Plan 2020-2040 confirms that a total of 90 hectares of new employment land is required in the City during the plan period. The employment policies set out the framework for the delivery of this future employment land, including the expansion of existing employment areas, and future local plan allocations will have a positive effect on SA Objective 16: To provide a range of employment land and premises that meets the needs of the business community and tackles socio- economic inequalities within the population

- 8.1.7 The adoption of policies to protect and enhance the natural and built environment including the important landscape and heritage assets of the City Council area will ensure that the Local Plan will not result in a neutral or slight positive effect on all the key SA Objectives.
- 8.1.9 Overall, the assessment concludes that the Stoke-on-Trent City Local Plan 2020 - 2040 will generally result in a neutral to positive effect on the majority of the SA objectives.

APPENDICES

APPENDIX A - SA QUESTIONS AND ASSUMPTIONS

APPENDIX B - MATRIX OF SPATIAL OPTIONS, VISION AND OBJECTIVES AGAINST SA OBJECTIVES

APPENDIX C - SCOPING REPORT – MAY 2025

APPENDIX D - MATRIX OF REASONABLE ALTERNATIVE HOUSING SITES

APPENDIX E - MATRIX OF REASONABLE ALTERNATIVE EMPLOYMENT SITES

APPENDIX F- MATRIX OF DRAFT LOCAL PLAN POLICIES

APPENDIX G - MATRIX OF ALLOCATED SITES

APPENDIX H – HABITAT RISK ASSESSMENT – APPROPRIATE ASSESSMENT

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 a SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of Stoke-on-Trent Local Plan 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

The SA Report considers all reasonable alternatives, based on the evidence base currently available, that have been assessed as part of the SA.

The evidence base for the SA included the development constraints mapping presented on the Stoke-on-Trent Planning web-pages. The link to the web-page is below:

<https://webmaplayers.stoke.gov.uk/webmaplayers8/Map.aspx?MapName=planningconstraints&baselayer=OS%20Greyscale&resolution=2&x=387877&y=345336&initialDialog=layersDialog>

Assumptions

Scoring key:

The following scoring will be applied:

Scoring Key	
XX	Major positive effect
X	Positive effect
-	Neutral
X	Negative effect
XX	Major negative effect
?	Effect unknown/uncertain
I	Dependent on implementation

SA Objectives	Assumptions
1. To contribute to carbon reduction and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.	The effect on new development on the Sustainability Objective will depend to a large extent on options taken at detailed design. Therefore, the following assumption will be made: All sites that are considered to have a Neutral (-) effect.
2. To improve air quality, creating cleaner and healthier air	Is the site within or directly connected by road to an AQMA? Therefore, the following assumptions will be made:

Assumptions

SA Objectives	Assumptions
	- Sites that are partly or wholly in an Air Quality Management Area are likely to have a significant negative (XX) effect on air quality. - Sites that are not in an Air Quality Management Area are likely to have a neutral (-) effect on air quality.
3. To ensure that there is an overall net gain in the extent and quality of biodiversity	Site Specific Questions to consider - Will it conserve protected/ priority species? A site will score neutral (-) if the site is unlikely to support protected/ priority species (eg. Hardstanding, arable, amenity grassland) A site will score a minor negative effect (X) if there is a potential for a site to support protected/ priority species – if a site is within 2km of a protected/priority species. A site will score a significant negative effect (XX) if protected/ priority species are on site (eg. Great Crested Newt, Bats). Site Specific Questions to consider - Will it conserve protected/ priority habitats and local nature conservation sites? A site will score neutral (-) if it is composed of land that is not considered to be a habitat region (eg hardstanding, arable) A site will score a minor negative effect (X) if the site comprised of partly protected/ priority species habitats (eg. Habitats with moderate distinctiveness such as semi improved grassland or ruderal). A site will score a significant negative effect (XX) if the site contains protected/ priority species habitats (eg. Woodland, heathland, ancient woodland, hedgerows, veteran trees, mire) or falls within any designated sites such as SSSI, SBI, BAS. Site Specific Questions to consider - Will it protect statutory designated sites? A site will score neutral (-) if it is not within a SAC area (CCSAC or RMSAC)

Assumptions

SA Objectives	Assumptions
	A site will score a significant negative effect (XX) if the site is within a SAC area or within the 0-15km area of CCSAC Site Specific Questions to consider - Will it encourage ecological connectivity (including green corridors and water courses)? A site will score neutral (-) if it is isolated from or there are no watercourses/ green corridors present A site will score a minor negative effect (X) if the site is adjacent to or has a boundary with a green corridor or water course A site will score a significant negative effect (XX) if the site is part of a green corridor or water course or is connected to an established network
4. To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources	Policy Specific Questions to consider - Will the policy encourage the remediation of land that has been previously developed? The following assumption will be made in relation to this question: • Policies supporting the remediation of contaminated or degraded brownfield land will be scored as having a significant positive effect (XX). • All other policies will be scored as having a neutral effect (-). Site Specific Questions to consider - Will it result in the loss of land that has not been previously developed? Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.

SA Objectives	Assumptions
	Therefore the following assumption will be made in relation to this question: • Sites that are mainly or entirely on brownfield land will be scored as having a significant positive effect (XX). • Sites that are partly greenfield but include an element of previously developed land will be scored as having a minor negative effect (X) • Sites that are mainly or entirely on greenfield land will be scored as having a significant negative effect (X X). Site Specific Questions to consider – Does the site allow for the re-use of existing buildings or materials? 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. Therefore the following assumption will be made: • Sites that have existing buildings included within them will be scored as having a minor positive effect with uncertainty (X) • Sites that do not have buildings included within them will be scored as having a neutral effect (-). Site Specific Questions to consider – Will it reduce the amount of derelict, degraded and underused land within Stoke? Development on derelict, degraded and underused land represents an efficient use of land. Therefore the following assumption will be made: • Sites that have an element of derelict, degraded and underused land within them will be scored as having a significant positive effect (XX). • All other sites will be scored as having a neutral effect (-).

Assumptions

SA Objectives	Assumptions
5. To increase the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding.	Site Specific Questions to consider – Which Source Protection Zone does the development fall within? 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. Therefore the following assumption will be made in relation to Specific Question 1 • Sites that are within Source Protection Zone 1 could have a significant negative (XX) effect on water quality. • Sites that are within Source Protection Zone 2 or 3 could have a minor negative (X) effect on water quality. • Sites that are not within a Source Protection Zone are likely to have a neutral (-) effect on water quality. Site Specific Questions to consider – Is the site located outside an area of risk from flooding? 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. 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. Therefore, the following assumptions will be made: • Sites that are entirely or mainly on greenfield land that are within flood zones 3 are likely to have a significant negative (XX) effect.

Assumptions

SA Objectives	Assumptions
	• Sites that are entirely or mainly on greenfield outside of flood zone 3 are likely to have a minor negative (X) effect. • Sites that are entirely or mainly on brownfield within flood zones 3 are likely to have a minor negative (X) effect. • Sites that are on brownfield land outside of flood zones 3 are likely to have a Neutral (-) effect. Therefore, the following assumptions have been made in relation to Site Specific Question 1. • Sites that are entirely or mainly on greenfield land that is within flood zone 3 are likely to have a significant negative (XX) 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 (X) effect. • Sites that are on brownfield land outside of flood zone 3b are likely to have a Neutral (-) effect. Site Specific Question to consider – Will there be opportunity for flood risk reduction? 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. Therefore the following assumption will be made: An neutral effect (-) score will be recorded on all types of site options.
6. To sustain and enhance the historic environment, heritage assets and their setting	The NPPF para 212 states that the ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

SA Objectives	Assumptions
	Site Specific Question to consider – Will it sustain and enhance buildings and structures and their settings and contribute to Stoke-on-Trent’s heritage? Therefore the following assumptions will be made: • 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 (XX). • 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 (X). • 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 (-). • 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 (X). • 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 (XX). Site Specific Question to consider – Will it sustain and enhance conservation areas including their settings? Therefore the following assumptions will be made: • 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 (XX). • Where sites have the potential to preserve the conservation area they will be scored as having a minor positive effect (X). • Where sites are not considered to be within the setting of a conservation area they will be scored as having a significant positive effect (-).

Assumptions

SA Objectives	Assumptions
	- 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 (X). - Sites which however development would cause harm to a conservation area or its setting will be scored as having a significant negative effect (XX). Site Specific Question to consider– Will it offer opportunities to bring heritage assets back into active use? Therefore the following assumptions will be made in relation to Site Specific Question 4. - Where sites have the potential to bring a listed building back into active use they will be scored as having a significant positive effect (XX). - 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 (X). - Where sites do not contain any designated or non-designated heritage assets or they have a designated or sites that contain designated or non-designated heritage assets that are already in active use they will be scored as neutral (-). - 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 (X). - 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 (XX).
7. To strengthen the quality of the landscape and city townscape including historic landscape character in urban and rural areas, and deliver well designed development which respects local	Site Specific Question to consider – Will it achieve high quality and sustainable design for buildings, spaces, and the public realm sensitive to the locality? The effects of new development on this question 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.

SA Objectives	Assumptions
character and distinctiveness	Therefore the following assumptions have been made: • All sites will be scored neutral effect (-). Site Specific Question to consider – Does it value and protect diverse and locally distinctive settlement and townscape character? Therefore the following assumptions will be made: • Where sites have the potential to significantly improve locally distinctive settlement and townscape character they will be scored as having a significantly positive effect (XX) • Where sites have the potential to improve locally distinctive settlement and townscape character setting they will be scored as having a minor positive effect (X). • Where sites have the potential to preserve locally distinctive settlement and townscape character they will be scored as having a neutral effect (-). • 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 (X). • 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 (XX). Site Specific Question 3 – Does it safeguard historic character ? Therefore the following assumptions will be made: • Where sites have the potential to significantly improve historic character of settlements they will be scored as having a significant positive effect (XX) • Where sites have the potential to improve historic character of settlements setting they will be scored as having a minor positive effect (X). • Where sites will have no impact on historic character of settlements they will be scored as having a neutral effect (-).

Assumptions

SA Objectives	Assumptions
	- Where a site has the potential to harm historic character of settlements but this harm would be minimal and/or could be mitigated this will be scored as having a minor negative effect (X). - Where a site, however developed, harm historic character of settlements that could not be mitigated it will be scored as having a significant negative effect (XX). Site Specific Question to consider - Does it respect and protect existing landscape character? 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. Therefore the following assumptions have been made: - Sites that are entirely or mainly in Active Landscape Conservation, Landscape Maintenance and Landscape Enhancement are likely to have a significant negative effect (XX) - Sites that are entirely or mainly in Landscape Restoration and Innovation Landscape Regeneration are likely to have a minor negative effect (X) - Sites that are entirely or mainly in an urban or non-classified Landscape Character Area are likely to have a neutral (-) effect.
8. To ensure the efficient use of mineral resources, including the recycling and reuse of existing materials where possible in order	Site Specific Questions to consider – Is the Site within a Mineral Safeguarding Area? The following assumption will be made: - All sites falling outside a mineral safeguarding area are considered to have a Neutral (-) effect. - All sites falling within a mineral safeguarding area are considered to have a Positive (X) effect.

Assumptions

SA Objectives	Assumptions
to limit the use of primary aggregates and to safeguard their supply	Site Specific Questions to consider – Will it increase waste recovery and recycling? Site Specific Question to consider – Will it reduce the proportion of waste sent to landfill? It is possible that previously developed land may offer opportunities for the reuse of materials and buildings as part of the development. Therefore, the following assumption will be made: • All sites that are mainly or entirely on brownfield land will have a minor positive effect (X) • All other sites will record a Neutral (-) effect.
9. Maintain and enhance quality and accessibility of green space	Site Specific Questions to consider– Does the site include an existing area of green space ? Will the site support opportunities to enhance existing green space for recreational/ physical activity? 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 or employment 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 lost through development. Therefore, in relation to this question the following assumptions will be made: • Sites that include an existing area/s of open space could have major negative (XX) effect. • All other sites will score a Neutral effect (-) score will be recorded for this question.
10. Encourage schemes that contribute to self-sufficiency in waste treatment and encourage local communities to take responsibility for the	Site Specific Question to consider – Will it reduce household and/ or commercial waste? This will depend largely on behaviour patterns combined with the detailed design of the development. Therefore, the following assumption will be made: • All sites that are considered to have a Neutral (-) effect.

Assumptions

SA Objectives	Assumptions
waste that they generate	Site Specific Questions to consider – Will it increase waste recovery and recycling? Will it reduce the proportion of waste sent to landfill? The following assumption will be made: All sites that are considered to have a Neutral (-) effect.
11. To provide housing choice and help meet the housing needs of the whole community	Employment Site Options The location of employment sites are not considered likely to have an effect on this objective. The following assumption will be made: - A neutral effect (-) score will be recorded. Residential Site options All sites of this development type will to some extent have a positive effect on this objective. The following assumption will be made. - A significant positive (XX) effect will be recorded.
12. To increase life expectancy and improve the health and mental well-being of the population overall	Residential Site Options and Employment Site Options Site Specific to consider – Will it improve accessibility to health care for existing residents (including older residents) and provide additional facilities for new residents? The Infrastructure Development Plan identifies the expansion of capacity and services required to support growth across Stoke on Trent. Therefore, infrastructure will be expected to be brought forward in conjunction with new development.

Assumptions

SA Objectives	Assumptions
	Therefore, in relation to this question the following assumptions will be made: • A minor positive effect (X) score will be recorded.
13. To encourage a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, and access to public transport are available to all sectors of the population with particular emphasis on deprived neighbourhoods	Site Specific Question to consider – Does the site location encourage the use of existing or provide sustainable modes of travel? • To have a significant positive (XX) effect a site would be within an existing settlement • To have a minor positive (X) effect a site would be adjacent to the existing settlement • To have a minor negative (X) effect a site would be outside a settlement • To have a significant negative (XX) effect a site would be considered to be isolated and are located away from any settlement. Site Specific Question to consider – Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities? In the absence of transport data sites cannot be scored on the above site-specific question – therefore all sites will be scored (?). Site Specific Question to consider – Will it support wellbeing including opportunities for recreational/ physical activity? Sites that are within walking distance of existing open spaces (including play, amenity green space) may provide opportunities for people to improve their health and wellbeing. The following assumptions will be made. • Sites that are within 400m of more than one area of open space will have a significant positive (XX) affect. • Sites that are within 400m of one area of open space will have a minor positive (X) affect.

Assumptions

SA Objectives	Assumptions
	- Sites that are not within 400m of an area of open spaces will have a Neutral (-) affect. Site Specific Question to consider – Will it reduce the number of working age residents who have no, or lower qualifications? 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. The following assumption has been made: - A neutral effect (-) score will be recorded.
14. To reduce the need to travel while increasing transport choice and accessibility for all	Site Specific Question to consider – Does the site location reduce the need to travel by car? - To have a significant positive (XX) effect a site would be within a settlement boundary - To have a minor positive (X) effect a site would be adjacent to the settlement boundary - To have a minor negative (X) effect a site would be outside a settlement boundary - To have a significant negative (XX) effect a site would be considered to be isolated and are located away from any settlement boundary. Site Specific Question to consider – Will it help develop walking, cycling, rail and bus networks to enable residents access to employment, services and facilities? The promotion of sustainable means of travel is encouraged by the adopted Core Strategy but in the absence of specific mitigation for all sites will be scored as having a minor positive effect (X).
15. To enable access to the widest range possible of shopping and	Site Specific Question to consider – Is the site well located to shopping and commercial services ? Sites that fall within and existing retail area significant positive effect (XX) score will be recorded,

Assumptions

SA Objectives	Assumptions
commercial services for the resident population	- Sites that fall within close proximity (400m) to an existing retail area has a minor positive effect (X) score will be recorded against. - All other sites are neutral (-) - Any sites that result in the loss of a shopping or commercial use will have a negative effect (X) score.
16. To provide a range of employment land and premises that meets the needs of the business community and tackles socio-economic inequalities within the population	Site Specific Questions: Will it encourage higher skilled economic sectors? Will it encourage new employment that is consistent with local needs? Will it encourage the growth of existing businesses? Will it encourage small businesses to grow? Will it reduce existing unemployment ? Residential sites Whilst housing development overall can contribute to economic growth, Sustainability Objective 16 relates to the link between, business growth and skills and addressing socio-economic inequalities. It has therefore been assumed that the location of Residential site options will not positively impact on the elements of economic growth identified within this objective. Therefore, the following assumption will be made: - A neutral effect (-) score will be recorded where the site is not in use for employment or located within an Existing Employment Area. - Sites that are currently in Existing Industrial Areas or currently being used for employment use would have a significant negative effect (XX) score will be recorded. Employment Sites Employment sites by the nature of the allocation have the potential to result in a positive effect on this SA objective:

Assumptions

SA Objectives	Assumptions
	As such the following assumption will be made A significant positive effect reflecting the uncertain nature of the effect (XX).
17. To protect and enhance the vitality and viability of the city, town and district centres within the urban areas and village centres in the rural area	Site Specific Questions to consider – is the site located within, on the edge or outside a City, Town Centre or village centre? Will the site result in the loss of retail floorspace? Residential sites The location of residential sites are not considered likely to have an effect on this objective. The following assumption will be made: - A neutral effect (-) score will be recorded. Employment sites - Sites that fall within the City/town centre/village centre a significant positive effect (XX) score will be recorded, - Sites that fall within on the edge of the City/town centre/village centre a minor positive effect (X) score will be recorded. - Sites falling outside the City/town centre/village centre has a minor negative effect (X) - Any sites that result in the loss of a shopping use will have a significant negative effect (XX) score.
18. To provide a safe, efficient transport network and increase the use of public transport, cycling and walking	Site Specific Question to consider – Does the site have direct access to the strategic highways network: The following assumption will be made: - Direct access or within 500m of a strategic highway route results in a significant positive score (X) - All other sites neutral effect (-) score will be recorded.

Assumptions

SA Objectives	Assumptions
	Site Specific Question to consider – Does the site location encourage the use of existing or provide sustainable modes of travel? • To have a significant positive (XX) effect a site would be within a settlement • To have a minor positive (X) effect a site would be adjacent to a settlement • To have a minor negative (X) effect a site would be outside a settlement • To have a significant negative (XX) effect a site would be considered to be isolated and are located away from any settlement. Site Specific Question to consider – Will it help develop walking, cycling, rail and bus networks to enable residents' access to employment, services and facilities? The promotion of sustainable means of travel is encouraged by the adopted Core Strategy but in the absence of specific mitigation for all sites will be scored as having a minor positive effect (X).

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Option 1	-	XX	-	-	-	-	-	-	-	-	XX	-	XX	-	XX	XX	XX	-

Summary

Spatial Option 1 – No Local Plan. This spatial option involves ceasing work on the Local Plan and proceeding to determine planning applications/appeals without the benefit of strategic policies and objectives. This option will result in the Council relying on extant local plan policy until it becomes out of date and then national planning policy guidance only.

The option will have a neutral effect on most of the sustainability objectives set out in the SA and significant negative effects on housing choices, economic, commercial and vitality effects, encouraging a more equitable and diverse society and improving air quality due to the absence of proactive policies to meet to local needs.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
Option 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	X	-	X	XX	X	-	-	-	X	-	X	-	-	X	XX	X	XX	X

Summary

Spatial Option 2– Urban area only. This option involves the development of a Local Plan that seeks to deliver new development only on existing brownfield land. This option will focus all new development on brownfield land and limited greenfield sites within the urban area and thus supports the regeneration of the six towns within the City of Stoke on Trent urban area.

The option will have a neutral or positive effect on most of the sustainability objectives set out in the SA and a negative effect on housing choices and providing a range of employment land as this option will deliver less than the minimum housing and economic need requirement for Stoke - on-Trent.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
Option 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	X	-	X	XX	X	-	-	-	X	-	X	-	-	X	XX	X	XX	X

Summary

Spatial Option 3 – Urban and limited Green Belt Release. This option involves the development of a Local Plan that seeks to deliver new development on existing brownfield land and greenfield sites in the urban area but also a limited extent of Green Belt land to meet the minimum need for housing and employment.

The option will have a neutral or positive effect on all the sustainability objectives set out in the SA as it will meet the minimum housing and economic need requirement for Stoke -on-Trent.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Option 4	X	-	X	XX	X	-	-	-	X	-	XX	-	-	X	XX	XX	XX	X

Summary

Spatial Option 4– Urban and over allocated Green Belt Release. This option involves the development of a Local Plan that seeks to deliver new development on existing brownfield land to support regeneration but also a limited extent of Green Belt land it meets the minimum need for housing.

Like Option 3, this will have a neutral or positive effect on all the sustainability objectives set out in the SA as it will meet the minimum housing and economic need requirement for Stoke -on-Trent. The option will have a major positive effect on the reuse of previously developed land, housing choices, supporting employment growth, ensuring access to the widest range possible of shopping/commercial services and enhancing the vitality of the urban area.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Vision	XX	-	-	-	-	XX	X	-	-	-	-	XX	XX	-	X	XX	-	-

Summary

The vision for the Stoke-on-Trent Local Plan states:

By 2040, Stoke-on-Trent will have further developed its role at the heart of the region and will be economically stronger, healthier, fairer and inclusive for everyone, celebrating the city's unique towns, heritage and culture.

The vision has been amended since the Regulation 18 stage by including reference to supporting sustainable development and mitigating climate change.

The Vision has a positive effect on most of the sustainability objectives set out in the SA to either a positive or major positive effect. Major positive effects are noted for climate change and those objectives specifically referenced as material consideration in the Vision. Neutral effects are recorded for objectives associated with reducing the need to travel, water resources, housing choices, air quality, efficient use of resources including contaminated land, recycling, minerals and waste treatment.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Infrastructure Objective	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	XX	-	-

Summary

Infrastructure Objective states:

Enabling the delivery of infrastructure to mitigate development.

The Infrastructure Objective has a major positive effect on supporting employment growth and ensuring access to the widest range possible of shopping and commercial services. The objective will also have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities.

The Objective will also have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Economy Objective	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	XX	-	-

Summary

Economy Objective states:

Contributing to a thriving and diverse economy to provide quality jobs.

The Economy Objective has a major positive effect on the economic sustainability objective set out in the SA, a positive effect on encouraging a more equitable society and a neutral effect on social and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing Objective	-	-	-	-	-	-	-	-	-	-	xx	-	x	-	-	-	-	-

Summary

Housing Objective states:

Strengthening well-balanced communities by delivering quality housing to meet needs.

The Housing Objective has a major positive effect on meeting the housing needs sustainability objective set out in the SA. The objective has a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Transport Objective	-	-	-	-	-	-	-	-	-	-	-	-	X	XX	-	-	-	XX

Summary

Transport Objective states:

Rebalancing the transport network by prioritising sustainable and active travel.

The Transport Objective has a major positive effect on all the transport and movement related sustainability objectives and a positive effect on encouraging a more equitable society via the widest possible access to public transport for all sectors of the population. The Objective will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Centres Objective	-	-	-	-	-	-	-	-	-	-	-	-	X	-	XX	XX	XX	-

Summary

Centres Objective states:

Strengthening the local role and identity of the distinct network of centres across the city.

The Centre Objective has a major positive effect on protecting/enhancing the viability of the City,, employment growth and ensuring access to the widest range possible of shopping and commercial services. Objective CTC2 will also have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities. The Objective will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Design Objective	-	-	-	-	-	-	xx	-	-	-	-	-	-	-	-	-	-	-

Summary

Design Objective states:

Ensuring development is well-designed.

The Design Objective has a major positive effect on contributing to the quality of the landscape and city townscape by delivering well designed proposals. The Objective will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Culture & Heritage Objective	-	-	-	-	-	XX	XX	-	-	-	-	-	-	-	-	-	-	-

Summary

Culture and Heritage Objective states:

Sustaining and enhancing the culture and heritage of the city.

The Culture and Heritage Objective has a major positive effect on sustaining and enhancing historic assets (including their setting) and contributing to the quality of the landscape and city townscape. The Objective will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Natural & Active Environments	-	-	XX	-	XX	-	-	-	XX	-	-	X	-	-	-	-	-	X

Summary

Natural and Active Environments states:

Protecting and improving a network of high quality, well-connected natural and active environments.

The Natural and Active Environments Objective has a major positive effect on maintaining and enhancing biodiversity, the quality of green spaces and water resources. The Objective will also have a positive effect contributing to a safe and accessible transport network i.e. cycling and walking and improving health/well-being. The Objective will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL SPATIAL OPTIONS/VISION/OBJECTIVES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CCER Objective	xx	-	-	xx	-	-	-	-	xx	xx	-	-	-	-	-	-	-	-

Summary

The Climate Change and Environmental Resources Objective states:

Adapting and minimising the adverse impacts of climate change through the effective management of land and resources.

The Climate Change and Environmental Resources Objective has a major positive effect on adapting to a changing climate, increasing the use of renewable energy, minimising waste and reducing contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources together with the efficient use of mineral resources. The Objective will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
Site Reference: 237	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	-	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Grange Road, Meir Heath

Summary

Site 237 is greenfield land comprising informal open green space. The Site is also designated as Green Belt.

The Site is located within the Meir South ward and the South Eastern Neighbourhood Management Area. The Site is bounded by Grange Road to the east, existing residential premises fronting Sandon Road (A520) to the west and open land to the South.

The Site is located 1.3km to the south of Meir Town Centre and near local facilities including Sandon Primary Academy School and Meir Park Local centre situated 770m to the east. The Site does not fall within an area of flood risk.

Meir Park Open Space is located on the eastern side of Grange Road. The closest bus stop is situated approximately 80m to the west of the Site on Sandon Road. Meir Railway station is situated 1.4kms to the north of the Site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 240	-	X	X	XX	X	X	-	-	-	-	XX	X	XX	XX	X	-	-	XX

Summary

The site is previously developed, formerly accommodating residential uses, which has now been cleared. The site has planning permission for 18 dwellings. The site is surrounded by medical uses to the north, employment uses to the east, residential uses to the south and civic uses to the west. There are three buildings of Special Local Interest (Fenton Library, Fenton Court, The Limes) and two Grade II Listed Buildings (Christ Church and Fenton War Memorial) nearby, and the site is also adjacent to the Albert Square Conservation Area.

The site is adjacent to Fenton town centre and there is a designated neighbourhood centre approximately 350m to the north on Victoria Road (A50). Numerous bus stops are located along City Road (A5007) and Victoria Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 291a and 291b	-	XX	X	X	X	-	-	XX	--	-	XX	X	X	X	X	-	-	X

Land around Quarry Cottage, Colclough Lane, Goldenhill

Summary

The site is located within the Goldenhill and Sandyford ward and the Northern Neighbourhood Management Area. The Site comprises open land with areas of foliage interspersed within the site boundary. The Site is bounded by Colclough Lane to the west and properties fronting Sandy Road to the south-west, Essington Way and Fernilee Close to the south and Scotia Brook to the east and north. The northern boundary is defined by existing hedgerow with stables and residential premises beyond. The northern part of the Site was used to deposit colliery spoil and the southern part was an historic landfill site.

A Bridleway runs the entirety of the southern and eastern boundaries. The site is identified as Green Belt land. Areas of Flood Zones 2 and 3 are located along the eastern boundary associated with the Scotia Brook. Scotia Brook is also defined as a Local Wildlife Site due to the presence of heathland and acid grassland. The Site falls within a Mineral Safeguarding Area for sand and gravel.

According to Magic Maps the site is located within a woodland priority habitat; partially a woodland improvement area; priority species for Lapwing; farm wildlife package area; partially a woodland bird assemblage; woodland willow tit; and upland breeding bird area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

The nearest Local/Town Centre is Tunstall approximately 1.3km to the south. Nearest Neighbourhood Centre is located on High Street approximately 300 metres to the west.

Longport Railway Station is located approximately 3.5km to the south and Kidsgrove Railway Station is located approximately 1.5km to the northwest. Public Transport Bus Stops are located adjacent to the site on Kidsgrove Road, providing service numbers 36, 36A 38, 38A, 39, 39A and 103 to and from Hanley, Crewe and the local area.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 853 and 307 (Blob 17)	-	XX	X	XX	X	-	-	X	XX	-	XX	X	X	X	X	-	-	X

Site off Whieldon Road

Summary

Blob 17 comprises sites 307 and 853.

The site is an open green field site located in the Goldenhill and Sandyford Ward, bounded by Broadfield Road/Cotton Road to the north, Burnaby Road/Hollywall Lane to the east, Hollywall Lane to the south, and open green space to west. The Site is identified as City Plan Green Belt allocation.

Areas of medium and high-risk surface water flooding within the site. A Mineral Safeguarding area is located within the site. A right of way runs along the eastern boundary from Elgood Land to Hollywall Lane.

The Trent and Mersey Canal Conservation Area is located adjacent to the south. Chatterley Valley East Enterprise Zone is located to the adjacent side of Hollywall Road.

STOKE-ON-TRENT LOCAL PLAN – REG 18

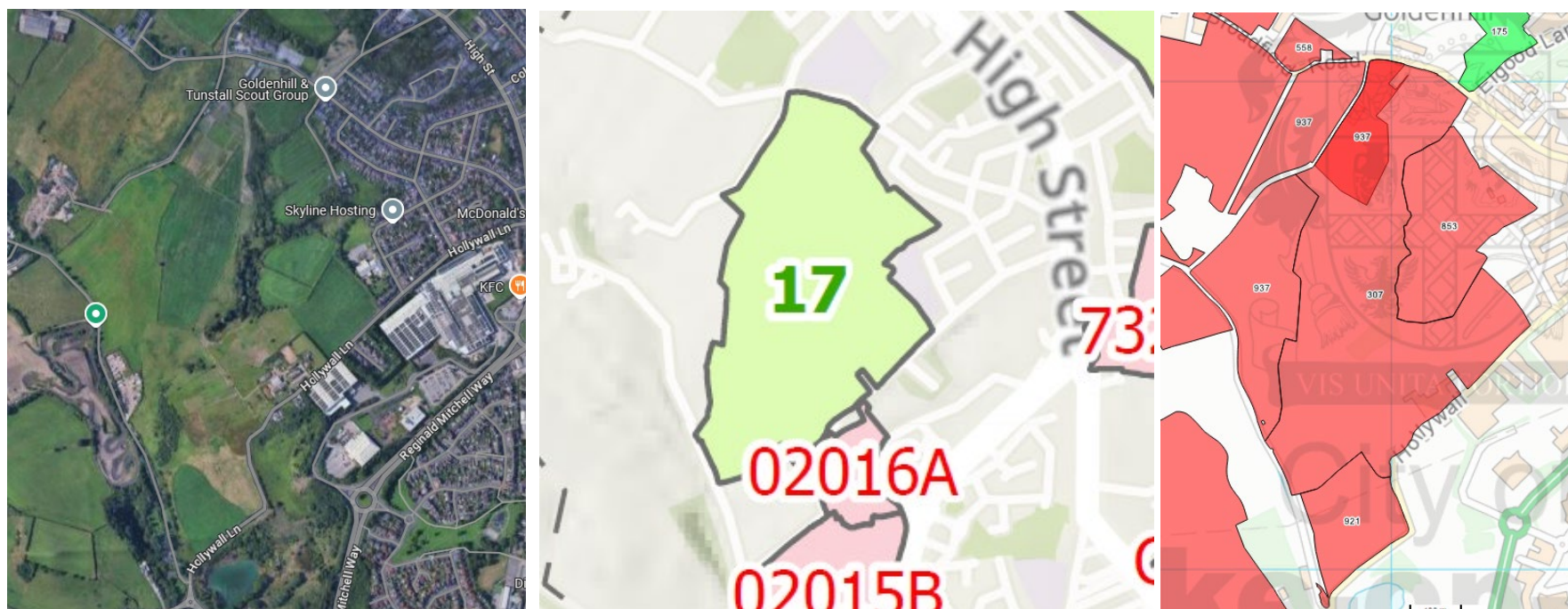
SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

Magic maps confirm that the site is a woodland priority area; woodland improvement area; priority species area for lapwing and woodland willow tit; a farm wildlife package area; countryside stewardship water quality priority area; and woodland water quality area.

The Nearest Local/Town Centre is Tunstall approximately 1 metre to the southeast. Nearest Neighbourhood Centre is located on High Street approximately 300 metres to the north

Kidsgrove Railway Station is located approximately 1.8km to the north and Longport Railway Station approximately 2.5km to the south. Public Transport Bus Stops are located approximately 300 metres to the north on High Street, providing service numbers 36, 36A, 38, 38A and 103 to and from Hanley, Audley Road, Meir Park and Meir Square.

A number of planning Applications have been identified on the site regarding mines



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 311	-	XX	X	XX	-	-	-	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

Site 311 is located at the intersection of Anchor Road and Park Hall Road. The site does not appear to have been previously developed or has been vacant for a significant amount of time as suggested by the mature vegetation growth. We note the site is mostly surrounded by commercial uses. Whilst the site is greenspace, it is not publicly accessible.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

	SA OBJECTIVES																	
Site Reference: 422	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	X	X	-	-	X	-	-	XX	X	X	X	-	-	-	X

Land off Oldcott Drive

Summary

The site (422) is located within the Goldenhill and Sandyford ward and the Northern Neighbourhood Management Area. The Site comprises open land. The Site is accessed by Oldcott Drive. Oldcott Drive and the associated residential properties fronting Oldcott Drive define the western boundary of the Site. The other site boundaries are defined by post and rail fencing with open land forming Goldenhill Golf Course beyond. The Goldenhill Golf Course land was formed using deposited colliery spoil.

The site is identified as Green Belt land and falls within a Mineral Safeguarding Area for sand and gravel. No part of the Site falls within Flood Zones 2 and 3.

The nearest Local/Town Centre is Tunstall approximately 2.5km to the south. The nearest Neighbourhood Centre is located on High Street approximately 500 metres to the south-west and the nearest school is Goldenhill Primary School located approximately 670m to the south-west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

Longport Railway Station is located approximately 4.3km to the south and Kidsgrove Railway Station is located approximately 1.6km to the northwest. Public Transport Bus Stops are located approximately 130m to the west of the site on Kidsgrove Road, providing service numbers 36, 36A 38, 38A, 39, 39A and 103 to and from Hanley, Crewe and the local area.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 678	-	XX	X	X	-	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 678 fronts onto Forrister Street and sits adjacent to the east of Site 238. The northern section comprises an area of open grassland with the southern section being occupied by an unused surface car park. The northern section is also classed as a park and open space. Longton (Local Centre) is located approximately 300m to the south. Access could be achieved through several options.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 842b	-	XX	-	XX	-	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Former Weston Coyney Mining Youth Centre, Weston Coyney

Summary

Site 842 is greenfield land comprising informal open green space. The foundations and hardstanding associated with the former Weston Coyney Mining Youth Centre are located in the north of the Site. The Youth Centre closed in the 1960's and the hardstanding areas are overgrown. The Site is also designated as Green Belt.

The Site is located within the Meir Hay North, Parkhall & Weston Coyney ward and the South Eastern Neighbourhood Management Area. The Site is bounded by existing properties fronting Lavender Close and Ostler Drive to the west and open land to the North, East and South. Access to the Site is via Main Street.

The Site is located 1.9km to the north-east of Meir Town Centre. Local facilities including Weston Infant Academy School (180m) and Weston Coyney Neighbourhood centre situated 770m to the south-west. The Site does not fall within an area of flood risk.

The closest bus stop is situated on Main Street which is adjacent to the Site. Meir Railway station is situated 2kms to the south-west north of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 854	-	XX	X	XX	X	-	-	X	-	-	XX	X	X	X	-	-	-	X

Land at The Green, Baddeley Green

Summary

The site (854) is located within the Baddeley, Milton & Norton ward and the Eastern Neighbourhood Management Area. The Site comprises open land and boundary woodland defined by existing properties located adjacent to the eastern boundary and off Weybourne Avenue to the south. Beyond the northern and western boundaries of the site the land comprises open farmland. The Site is accessed by Weybourne Avenue which joins the A53 (New Leek Road) approximately 80m to the south of the Site.

The site is identified as Green Belt land and falls within a Mineral Safeguarding Area for sand and gravel. No part of the Site falls within Flood Zones 2 and 3. The eastern part of the Site is listed as 'Common Land' (reference: GR50)

The nearest Town Centre is Tunstall approximately 3.8km to the south-west. Milton Local Centre is located approximately 1km to the south and the nearest Neighbourhood Centre is located at Baddeley Green approximately 500 metres to the south. The nearest school is Greenways Primary School located approximately 640m to the north-east. Longport Railway Station is located approximately 5.4km to the west. Public Transport Bus Stops are located approximately 130m to the south of the site on Leek New Road.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 871 (Blob 14)	-	XX	XX	XX	X	X	-	-	XX	-	XX	X	X	X	X	-	-	X

Wilson Road, Hanford??

Summary

Blob 14 comprises of site 871.

The site comprises of open green fields, within the Baddeley Milton and Norton Ward. The site is bounded by Knypersley Road/Bemersley Road to the west, the B5051 Endon Road to the south and open green space to the north and west.

The site is identified as Green Belt. An area of the site to the eastern edge is located within Flood Zone 2 and 3, and areas of low, medium and high-risk surface water flooding is noted. To the southwestern area of the site lies Culverted Watercourses.

The Caldon Canal Conservation Area is located to the south. The Listed Building Norton Green Hall and the Zion Methodist Chapel Building of Special Interest are located to the southern edge of the site on Endon Road. A right of way runs through the centre of the site from west to east. Water Meadow site of Archaeological interest is located within the site boundary.

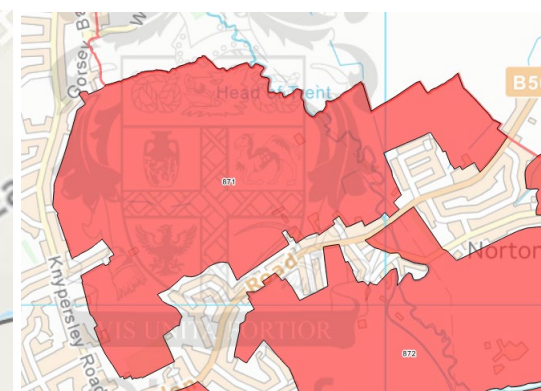
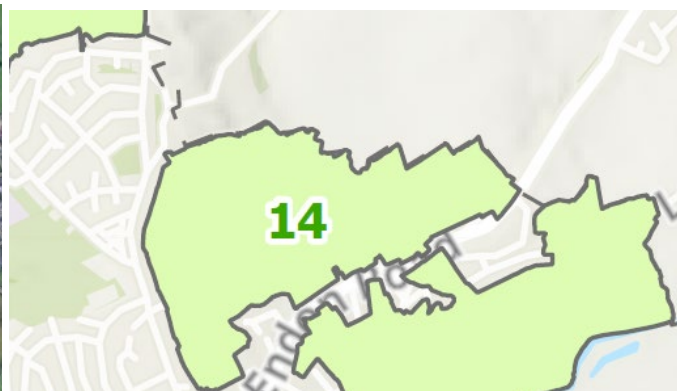
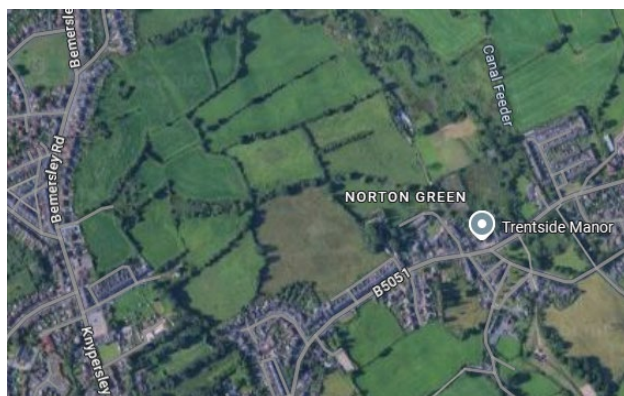
STOKE-ON-TRENT LOCAL PLAN – REG 18

SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

The nearest Local/Town Centre is Tunstall approximately 3km to the west. The nearest Neighbourhood Centre is located to the adjacent side of Knypersley Road to the west.

Longport Railway Station is located approximately 4.3km to the southwest. Public transport bus stops are located to the edge of the site on Endon Road to the south providing services 8A and 60 to/from Stoney Lane and Brown Edge, and on Knypersley Road to the west providing services 8A, 24, 42, 62 and 98 to/from Ball Green, Hanley, St John's Church and D&G Bus Garage.

Several historic planning applications have been identified within the site for schemes including waste tipping; small scale residential, dog boarding kennels and equine uses.



STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 872 b, c and d	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	-	X

Land at Norton Green

Summary

Site 872 b, c & d are three parcels of greenfield open farmland. The three parcels of land also fall within a Mineral Safeguarding Area for Sand and Gravel.

The sites is located within the Baddesley, Milton & Norton ward and the Northern Neighbourhood Management Area. The sites are allocated either side of existing residential properties located on Woodland Avenue and Heakley Avenue with open land beyond.

The Site is located 2.9km to the north-east of Burslem Town Centre and near local facilities including Norton-le-Moors Primary School and Kynpersley Road Neighbourhood Centre situated 450m to the west. The Site does not fall within an area of flood risk.

The sites are accessed of Endon Road (B5051) which is also the location of the closest bus stop. Langport Railway station is situated 4.5kms to the south-west of the sites.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 903	-	XX	X	XX	-	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Site 903 is located adjacent to Sites 233 and 791, with Site 903 being the largest of the three. The site is currently vacant grassland with some mature vegetation and is classed as an area of open space.

Residential uses border the site to the east. Open spaces (Sites 233 and 791) border the site to the south, with residential uses located beyond, the area to the west is occupied by a recycling/waste/removal/construction materials yard. Open fields extend up to the north of the site. Bus stops are located along King Street (A5007) to the south along with some retail uses however these are not classed as a designated centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site: 936b	-	XX	XX	XX	XX	-	-	X	-	-	XX	X	X	X	-	-	-	X

Land to the east of Outclough Road

Summary

Site 936b is located within the Great Chell and Packmoor Ward and the Northern Neighbourhood management Area. The Site fall within a Mineral Safeguarding Area for Sand and Gravel. The Site comprises open farmland defined by woodland on the eastern boundary and Peck Mill Lane to the South. The northern boundary is defined by existing premises fronting Finch Street. The eastern part of the site forms part of the Bemersley Marshes and Banks Local Wildlife Site which has been designated due to the presence of ancient woodland and species-rich acid grassland.

The Site is located 3.6kms to the north-east of Tunstall Town Centre and near local facilities including Packmoor Ormiston Primary School and Chell Heath Neighbourhood Centre situated 1.8kms to the south-west. The south-eastern corner part of the Site falls within an area of flood risk.

The site is accessed of Outclough Road (A527) which is also the location of the closest bus stop. Kidsgrove Railway Station is located approximately 4.2km to the northwest. No PRowS are located within the site boundary.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 123; 377; 872 (Blob 13)	-	XX	XX	XX	XX	X	-	-	XX	-	XX	X	X	X	X	-	-	X

City General Hospital/University Hospital of North Staffs

Summary

Blob 13 comprises sites 123, 377 and 872.

The site is identified as Green Belt land, comprising of areas of open green field located in the Baddeley Milton and Norton Ward, bounded by Norton Lane to the west, the B5051 Endon Road to the north, the A53 Leek New Road to the south and open green space to the east.

An area of the site is located within Flood Zone 2 and 3. Areas of low, medium and high-risk surface water flooding is noted within the site. The Caldon Canal Conservation Area is located to the southern boundary of the site and protrudes through the centre in a northerly direction. The Heakley Hall Farm Building of Special Interest is located to the southern edge of the site off Ball Lane. Four rights of way run through the site from west to east. Moated Site Heakley Hall farm and Axe-Hammer Norton Green sites of Archaeological interest are located within the site boundary.

STOKE-ON-TRENT LOCAL PLAN – REG 18

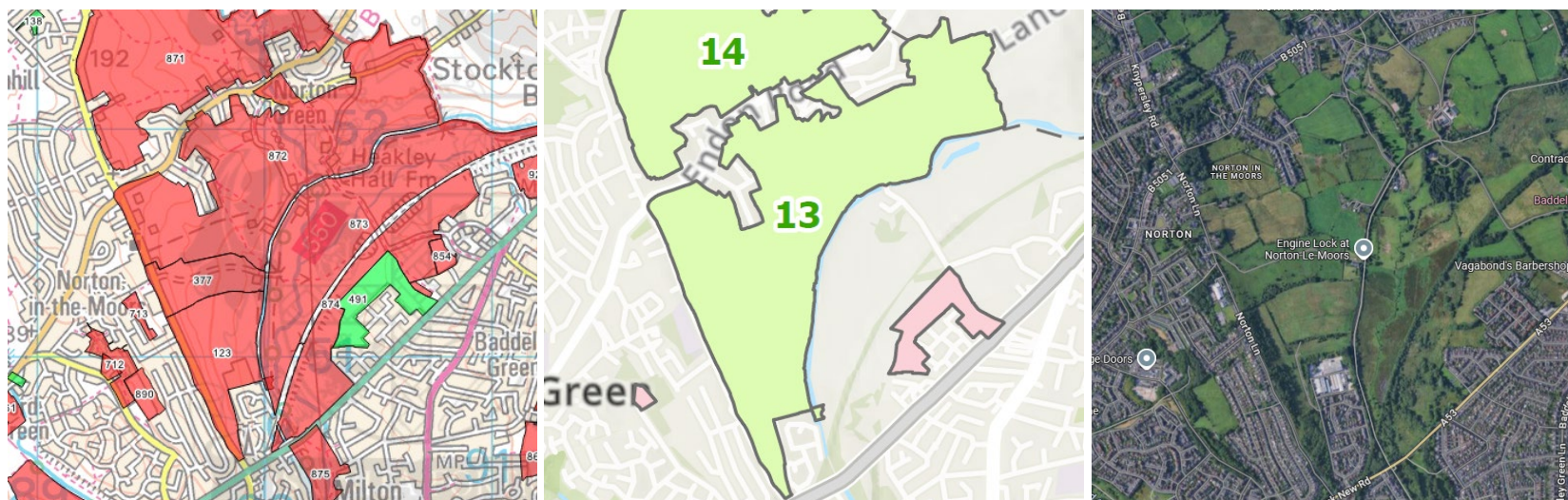
SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

According to Magic Maps, the site is located within a countryside stewardship water quality priority area; phosphate issues priority area; woodland water quality area; an area of woodland flood risks runs in a northerly direction through the centre of the site; national historic landscape characterisation area; partially within a priority species area for lapwing; and an area of Great Crested Newts.

The nearest Local/Town Centre is Tunstall approximately 3km to the west. The nearest Neighbourhood Centre is located to the adjacent side of Knypersley Road to the west.

Longport Railway Station is located approximately 4.3km to the southwest. Public Transport bus stops are located to the edge of the site on Endon Road to the north providing services 8A and 60 to/from Stoney Lane and Brown Edge, and on Norton Lane to the west providing services 8A, 24, 42, 62 and 98 to/from Ball Green, Hanley, St John's Church and D&G Bus Garage.

A number of historic planning application have been identified within the site for mix of schemes.



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 862, 246, 841 (Blob 12)	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	XX	XX	X	-	-	XX

Building 94F, Stone Road, Trent Vale

Summary

Blob 12 comprises sites 862, 246 and 841.

Site 841 is located to the north of the 'blob', being bounded by existing residential properties to the north and south, Greenway Hall Road to the west and a line of dense trees bounding Greenway Hall Golf Course to the east.

Area 841 is predominantly identified as being within the Green Belt, other than a small area to the north.

An area of the site 841 is identified as high, medium and low risk surface water flooding to the eastern boundary.

The nearest Town/Local Centre is Burslem, approximately 3.1km to the west. The nearest neighbourhood centre is located

STOKE-ON-TRENT LOCAL PLAN – REG 18

SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

Sites 862 and 841 are located to the south of the 'blob', being bounded by Field Avenue to the north, Sandy Lane/Spout Lane to the east, an area of trees and Sunnyfield Oval to the south, and an area of tree coverage and Netherton Grove to the west.

Both areas are located wholly within the Green Belt.

The Caldon Canal Conservation Area is located to the southern boundary of the site and protrudes through the centre in a northerly direction. is located within Flood Zone 2 and 3.

Areas of low, medium and high-risk surface water flooding is noted within the site.

The Heakley Hall Farm Building of Special Interest is located to the southern edge of the site off Ball Lane.

Nearest Local/Town Centre is Tunstall approximately 3km to the west. The nearest Neighbourhood Centre is located to the adjacent side of Knypersley Road to the west.

Four rights of way run through the site from west to east.

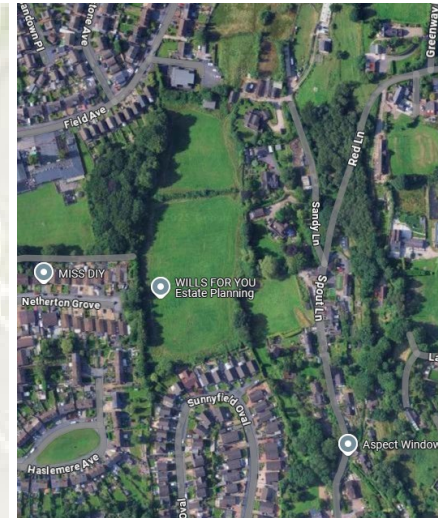
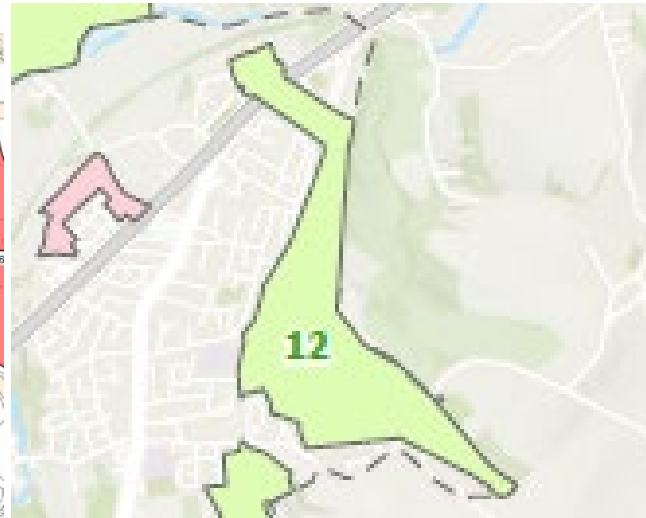
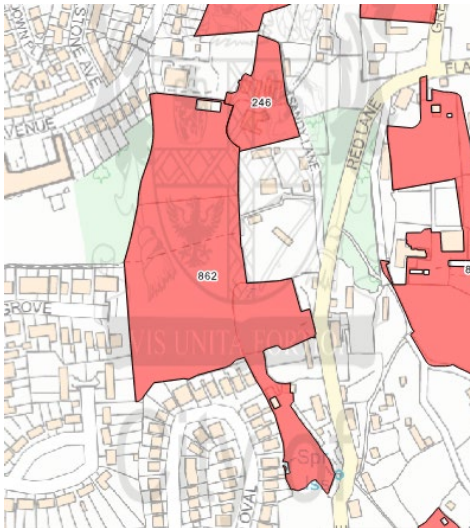
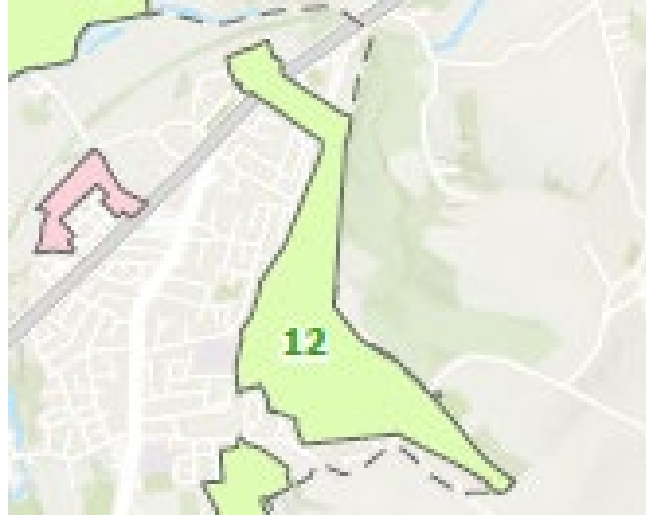
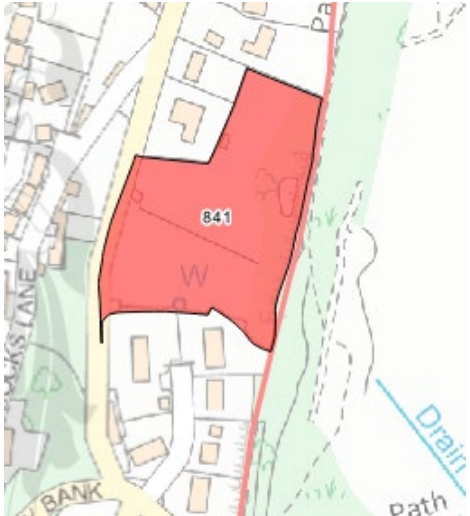
Moated Site Heakley Hall farm and Axe-Hammer Norton Green sites of Archaeological interest are located within the site boundary.

Longport Railway Station is located approximately 4.3km to the southwest.

Public Transport bus stops are located to the edge of the site on Endon Road to the north providing services 8A and 60 to/from Stoney Lane and Brown Edge, and on Norton Lane to the west providing services 8A, 24, 42, 62 and 98 to/from Ball Green, Hanley, St John's Church and D&G Bus Garage.

A number of historic planning application have been identified within the site for mix of schemes.

STOKE-ON-TRENT LOCAL PLAN – REG 18 SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 129	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 129 is brownfield land and has been redeveloped into housing (see Google Map below).



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 148	-	XX	X	XX	X	-	-	-	XX	-	XX	X	X	X	-	-	-	-

Summary

Site 148 is agricultural fields with some hedges and trees, with a small watercourse in the southern section of the site. It has an extant permission for the provision of up to 350 dwellings; the scheme is currently under construction.

The site has no designated heritage assets but it contains two sites of archaeological interest. Site also contains a residential dwelling, facing onto Caverswall Lane. The site falls within a Source Protection Zone 3.

Site is adjacent to the settlement boundary to a predominantly residential area and to parks and open spaces.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 173	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	X	-	-	XX

Summary

The majority of Site 173 is an existing YMCA facility. The northern portion of the site has been developed for the provision of 46no. housing units and car parking. Bus stops are located circa 100m to the west on Regent Road.

The site is well connected to public transport and under 400m from Hanley Town Centre which lies to the north.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 238	-	XX	-	XX	-	-	-	-	-	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 238 is brownfield land and lies directly adjacent to site 678 which is located to the east. The site is not currently used and parts of it look overgrown. The land parcel is designated a Site of Archaeological Interest.

There are bus stops located adjacent to the site on Anchor Road. Longton Station is located approximately 450m to the southwest.

Longton (Local Centre) is located approximately 300m to the southwest. There are a number of areas of open space within the vicinity of the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 245	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	X	-	-	X

Site 245 is brownfield land and has been redeveloped into housing (see Google Map below).

**STOKE-ON-TRENT LOCAL PLAN – REG 18
HOUSING AND EMPLOYMENT SITES**

SUSTAINABILITY APPRAISAL



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 291 and 938 (Blob 16)	-	XX	X	XX	X	-	-	-	--	-	XX	X	X	X	X	-	-	X

Fenton Quarry

Summary

Blob 16 comprises sites 291 and 938.

The site is located within the Goldenhill and Sandyford wards, being bounded by Sandy Road, Essington Way and Fernilee Close to the south, a Bridleway runs the entirety of the eastern and northern boundaries and through the centre along Colclough Lane and to the southern boundary, and Kidsgrove Road, Mobberley Road and Sandy Road to the western and southwestern boundaries. Colclough Lane runs through the site from the southwest off High Street in a northeast direction to Birchenwood Road.

The site comprises open green fields and is identified as Green Belt land, with areas of foliage interspersed within the site boundary. Also, within the site boundary lies what appears to be an area of industrial land to the east of Colclough Lane, allotments to the southwestern boundary off Mobberley Road and an area incorporating MVT Logistics UK and the Garage off Colclough Lane/Mobberley Road. Tunstall Arrow Enterprise Zone is located to the south of the site off James Brindley Way.

STOKE-ON-TRENT LOCAL PLAN – REG 18

SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

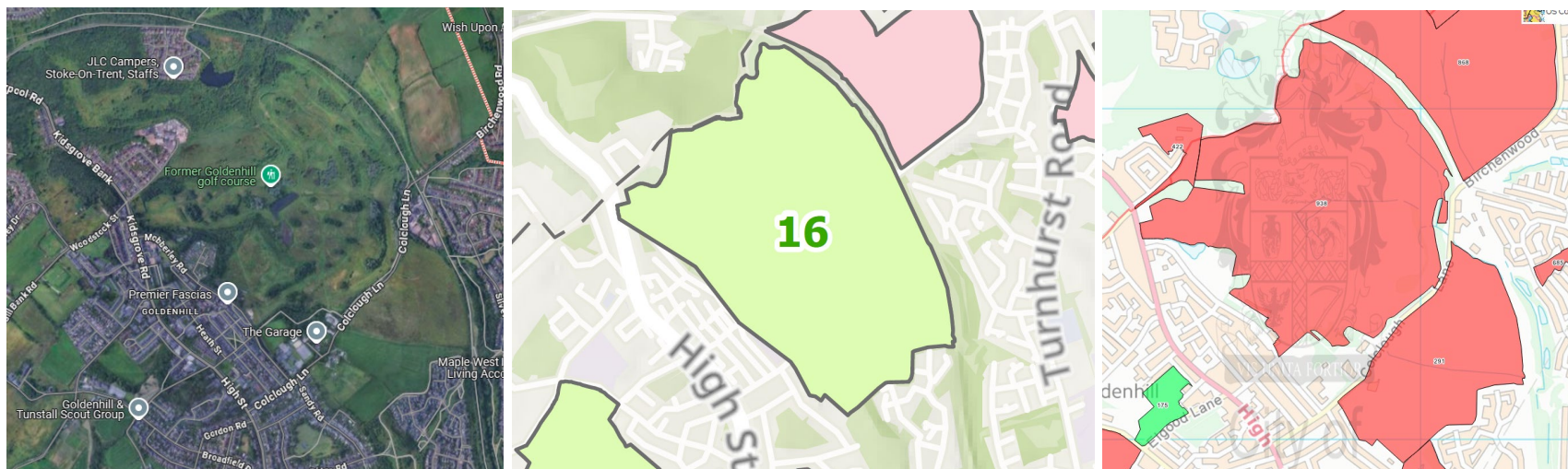
Areas of Flood Zones 2 and 3 are located along the eastern boundary and culverted watercourses are located along part of the eastern boundary. A small site Archaeological Interest is located within the site known as Coin Hoard.

According to Magic Maps the site is located within a woodland priority habitat; partially a woodland improvement area; priority species for Lapwing; farm wildlife package area; partially a woodland bird assemblage; woodland willow tit; and upland breeding bird area.

The nearest Local/Town Centre is Tunstall approximately 1.3km to the south. Nearest Neighbourhood Centre is located on High Street approximately 300 metres to the west.

Longport Railway Station is located approximately 3.5km to the south and Kidsgrove Railway Station is located approximately 1.5km to the northwest. Public Transport Bus Stops are located adjacent to the site on Kidsgrove Road, providing service numbers 36, 36A 38, 38A, 39, 39A and 103 to and from Hanley, Crewe and the local area.

A number of planning Applications have been identified on the site included projects connected with a golf course and equine pursuits.



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 292b Residential	-	XX	X	XX	-	-	-	-	XX	-	XX	X	X	X	-	-	-	XX

Summary

Site 292b is a greenfield site adjacent to Berryhill Fields Local Wildlife Site which lies to the east. Residential development borders the site and Fenton Industrial Estate is located to the west, with the A52 slightly further to the west.

Parts of the northern portion of the site are protected areas of open space. The site is partially within Flood Zone 2/3 at the northern boundary. There look to be a number of public footpaths across the site. There are a number of areas of archaeological interest.

The site has good access to open space and there are some amenities in the local area. The nearest bus stop is at Berryhill Village to the east.

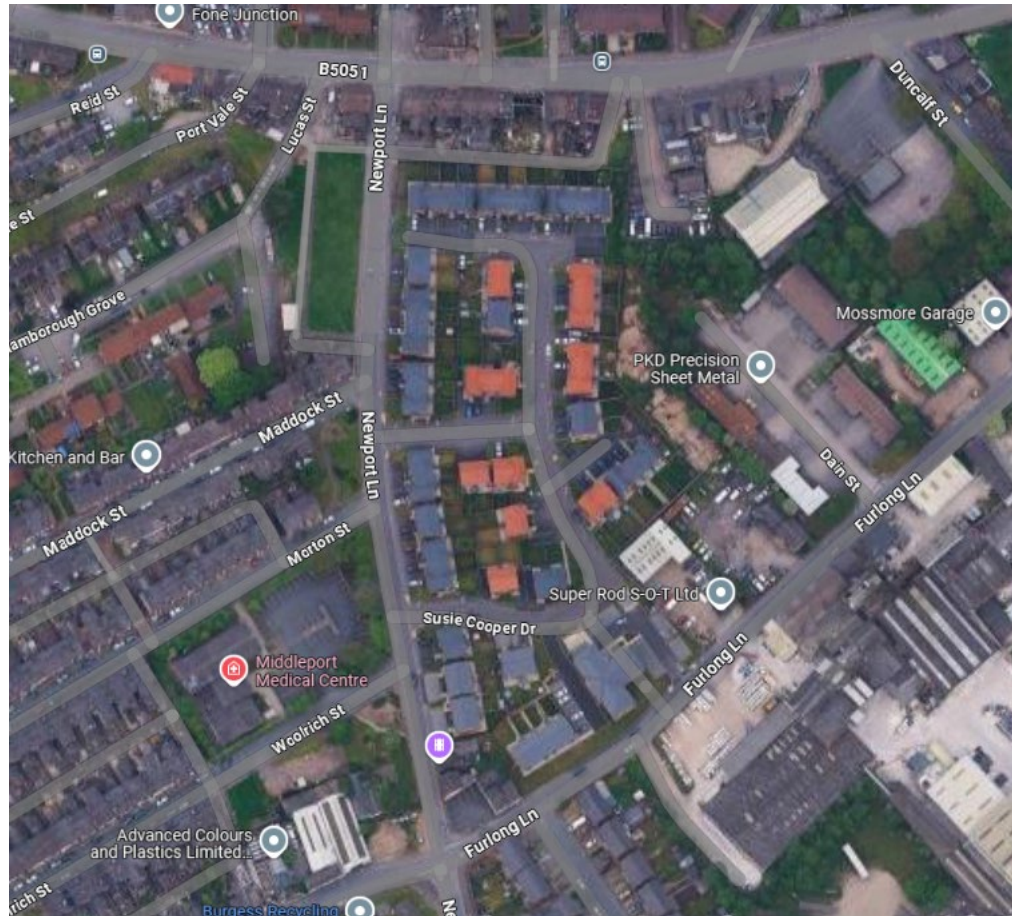
	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 310	-	XX	-	XX	-	X	X	-	-	-	XX	X	X	X	X	-	-	X

Summary

Site 310 is brownfield land and has been developed for housing as per Stoke planning ref 63966/FUL (see Google Map below).

STOKE-ON-TRENT LOCAL PLAN – REG 18 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 333	-	XX	-	XX	-	-	-	X	-	-	XX	X	XX	XX	-	-	-	XX

Summary

Site 333 is brownfield land, currently occupied by an office building with associated car park and another car park which appears to be used by a private firm. The office building does not appear to be in active use.

The site is adjacent to the Trent and Mersey Canal Conservation Area and a Building of Special Interest (Former Cockshute Carriageworks) is located to the west of the site.

Bus stops are located along College Road and Station Road. Stoke-on-Trent Railway Station is located to the east, approximately 500m walking distance from the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 341	-	XX	-	XX	-	XX	-	X	-	-	XX	X	X	X	X	-	-	X

Summary

Site 341 is a brownfield site with some industrial buildings although the site is mainly cleared. The site is adjacent to Burslem Town Centre. The nearest bus stop is around 100m away on Market Place within the town centre.

Adjacent to the site across Hall Street sits the Grade II* listed 'ROMAN CATHOLIC CHURCH OF ST JOSEPH' and the Grade II listed 'FORMER FOUNTAIN PLACE'. The site is also adjacent to the Burslem Town Centre Conservation Area.

The site is close to good public transport links and local amenities, with the potential for a brownfield site to be redeveloped sustainably. The site is well suited for residential development.

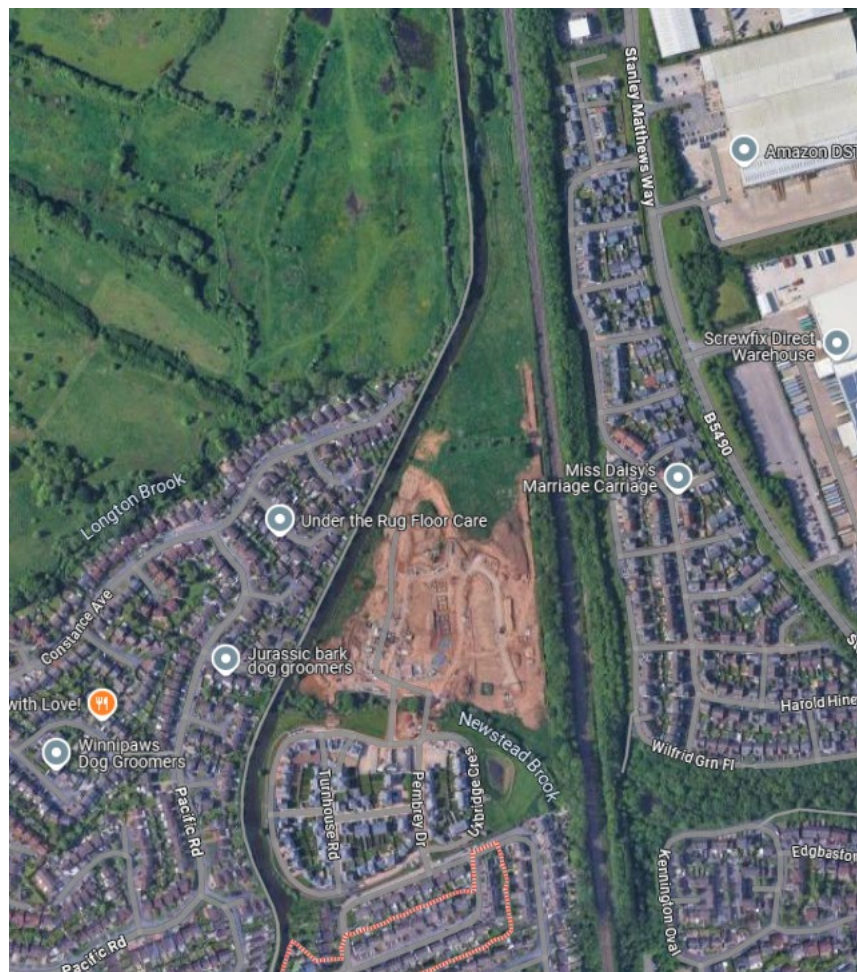
	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 371	-	XX	X	XX	X	XX	XX	-	X	-	XX	X	X	X	-	-	-	X

Summary

Site 371 is greenfield land which is currently under-construction for the provision of housing development as per appeal ref APP/M3455/W/18/3204828 (see Google Map below).

STOKE-ON-TRENT LOCAL PLAN – REG 18 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 374	-	XX	XX	XX	XX	-	X	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

Site 374 is an undeveloped site which looks to be in use as a park and recreation land. The River Trent forms part of the site's northern border with a lake located adjacent. The northern section of the site, following the route of the River Trent, is classed as being in Flood Zone 2 and 3.

An area of archaeological interest exists near the southern part of the site. An Area of Wildlife Interest and Natural Heritage Site are located near the site's northern boundary.

The site does not have direct road access and is currently accessible via a Public Right of Way (Lordship Lane). St Peter's Academy and the University of Staffordshire lie in proximity to the site.

Stoke-on-Trent town centre is located approximately 550m walking distance to the west. Numerous bus stops are located in the vicinity along Leek Road (A52), City Road (A5007) and Victoria Road (A50). Stoke Railway Station is located approx. 500m to the northwest.

The site is in proximity to a Building of Special Interest (Fenton Manor Sports Centre) to the east of the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 390	-	XX	X	XX	XX	XX	XX	-	XX	-	XX	X	X	X	X	-	-	X

Summary

Site 390 is adjacent to the south of Site 334 and 369. The site comprises of several agricultural land parcels which are separated by mature hedgerows, Trentham Rugby Union Football Club is also contained within the site. Patches of mature vegetation are also present within the field parcels. Residential uses are located to the west, south and east of the site.

Small streams and drains traverse the site, with Longton Brook forming the south east and part of the eastern border, and there are also small ponds and lakes present. The eastern section of the site, along the flow route of Longton Brook, is classed as Flood Risk Zone 2 and 3.

Part of the south west of the site is an where it is known waste disposal has occurred previously. The northern section of the site is a Site of Archaeological Interest and there is a single Locally Listed Building in the southern section of the site along New Inn Lane. Adjacent to the central eastern section of the site is the Trent and Mersey Canal Conservation Area. Numerous Open Space assets are in the vicinity. Bus stops are located along Wilson Road and New Inn Lane. a Small neighbourhood centre is located at the junction of Mayne Street, Wilson Road, Bank Road and New Inn Lane.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 428	-	XX	-	XX	-	-	-	X	-	-	XX	X	XX	X	X	-	-	X

Summary

Site 428 sits on the boundary of Burslem Local Centre and its amenities. Site is cleared, previously developed land. Site marketed as 'Kiln Gate' by St Modwen Homes.

Planning Permission

63695/FUL - Demolition of former factory shop and office building, gatehouse building and all other remaining structures and enclosures and the erection of 216 residential dwellings (Use Class C3), access, landscaping, car parking and associated works (Granted, March 2019).

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 429	-	XX	-	XX	-	XX	X	-	-	-	XX	X	XX	XX	X	-	-	XX

To the Junction of Greatbatch Avenue, St Thomas Place and Princess Road

Summary

Site 429 is a previously developed Brownfield site comprising of hardstanding and large structure, located to the corner junction of Greatbatch Avenue, St Thomas Place and Princess Road, within a densely built-up area. Foliage and trees occupy the boundaries.

The site is located within the Penkhull & Springfield Ward.

The Site is identified as a Listed Building, known as the former Penkhull Board School.

The site is identified as a site of Archaeological Interest, known as Penkhull School.

The nearest Local Centres is Stoke, approximately 500 metres to the east.

The nearest Neighbourhood Centre is Penkhull on Manor Court Road, approximately 200 metres to the south.

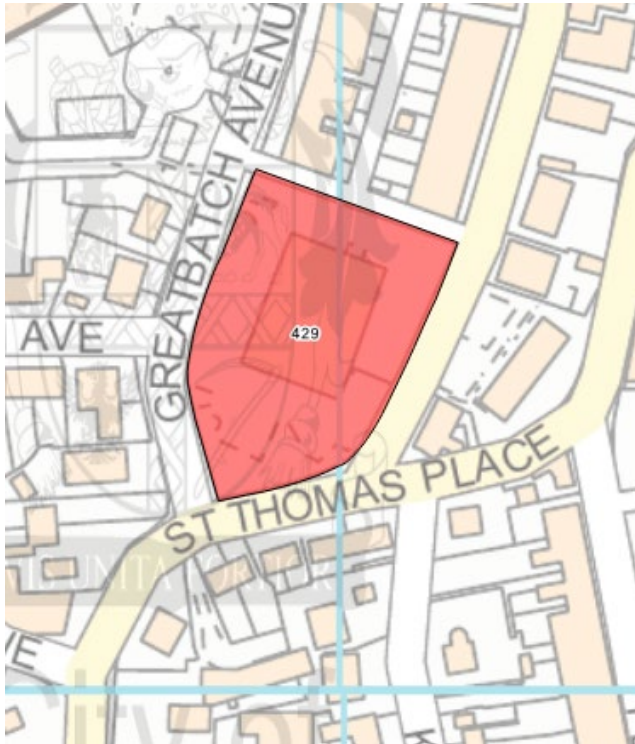
The nearest Town Centre is Stoke, approximately 600 metres to the west.

STOKE-ON-TRENT LOCAL PLAN – REG 18 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL

The nearest Railway Station is Stoke, approximately 900 metres to the northeast, providing services to Manchester, London, Crewe, Stafford, Bournemouth, Newark and Bristol.

Public Transport bus stops are located on the bounding Princess Road, providing service 9 to Biddulph, Newcastle and Clayton.



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 434	-	XX	-	X	-	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Summary

Site 434 is a part brownfield, part greenfield site and encompasses the Cars 4 Us garage and part of the Caddicks Football Field which is allocated as open space. The site has heavy tree cover and appears to have vehicular access tracks running through it.

There is a small area of archaeological interest on the site and a number of buildings of Special Local Interest to the west.

There is good open space provision in the local area. There are bus stops to the west of the site along Etruria Road.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 435	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 435 is a greenfield backland site to the rear of existing development along Fisher Street. The site appears to comprise residential gardens, private vehicular access tracks and domestic structures such as outbuildings and sheds.

The site looks to have an extant permission for the provision of two pairs of semi-detached houses to be constructed within the southern portion of the site (application ref 66811/FUL).

There is a Public Right of Way running parallel to the site (to the west). There are bus stops to the southeast of the site along Outclough Road.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 444	-	XX	-	XX	X	X	X	X	-	-	XX	X	X	X	-	-	-	XX

Summary

Site 444 is a brownfield mixed use site adjacent to Frayling Business Park which is located to the east. There are numerous existing buildings with the predominant use being industrial.

The northern part of the site is within the Trent and Mersey Canal Conservation Area. Flood Zone 2/3 runs through the centre of the site. There is also a large area of Archaeological Interest within the site.

Westport Lake is located to the west of the site. There is a Grade II* listed building to the south of the site.

There are bus stops adjacent to the site along Davenport Street. Longport Station is located approx. 450m to the southwest.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 450 Residential	-	XX	-	XX	X	X	X	X	-	-	XX	X	X	XX	-	-	-	XX

Summary

Site 450 is a brownfield site located between the A500 and the railway line. There are numerous existing buildings with the predominant use being industrial.

A large portion of the site is within the Trent and Mersey Canal Conservation Area. Flood Zone 2/3 runs along the canal and into the southern part of the site. There are several areas of Archaeological Interest across the site.

Stoke town centre is located approx. 100m to the west of the site. Stoke Local Centre is located approx. 350m to the west.

Stoke Railway Station is located approx. 250m to the north. There are bus stops adjacent to the site along City Road to the south of the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 496	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	-	-	-	XX

Summary

Site 496 is brownfield land currently operating as Staffordshire Waste Recycling Centre.

The railway line is located directly adjacent to the site along the southern boundary with the A500 opposite. Fowlea Brook runs adjacent to the site to the north.

Trent and Mersey Canal Conservation Area is located to the north of the site.

There is good open space provision in the locality. There are bus stops along the A5271 to the north of the site. Longport Railway Station is located approx. 230m to the west.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 497 Residential	-	XX	-	XX	-	-	-	X	-	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 497 is a brownfield site, formerly used as the Severn Trent Depot. There are a number of industrial units and large areas of hardstanding. The area is predominantly industrial though some forms of residential development are apparent.

The site is approximately 300m from Burslem Town Centre. The nearest bus stop is around 400m to the southeast on Market Place within the town centre. There is open space provision in the local area.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 513	-	XX	X	-	-	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Summary

Site located within the Chell and Packmoor Ward, within the northern Neighbourhood Management Area.

The Site is the former Chatterley Whitfield Sports Ground, bounded by the A527 Biddulph Road to the east, Hollington Drive to the south, properties within Wenlock Close and an existing mature tree/hedge line to the north. The Site comprises grassed/green open space and a small area of previously developed hardstanding to the south eastern corner.

- Site not located within either Flood Zone 2 or 3.
- Chell Heath Local Centre approximately 1km to the south and approximately 850 metres to the south west lies the Great Chell Neighbourhood Centre.
- Whitfield Valley Primary School located approximately 330 metres to the south west and the Packmoor Ormiston Academy is located approximately 900 metres to the north west.

- A Public Transport Bus Stop is located directly adjacent to the Site on Biddulph Road, providing services 7A, 9, 24A, 94 and 94A to Biddulph and Congleton and approximately 60 metres to the south on Biddulph Road to Clayton, Hanley and Newcastle Town Centre.

The Site is a former sport playing field located within a primarily urban context with well-defined boundaries to all sides. Subject to the acceptability of the loss of the sports playing fields the Site is considered suitable for residential development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 515	-	XX	-	XX	-	-	-	-	-	-	XX	X	-	X	-	-	-	X

Summary

Site 515 appears to have former school buildings on the site, therefore the site is considered brownfield.

The closest bus stop is circa 350m away on St Thomas Place.

In summary, the reuse of this brownfield site, which sits within a residential area would be suitable for development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 530	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	X	X	-	-	-	XX

Summary

Site 530 is a brownfield site in an industrial setting. The site comprises two listed buildings; Grade II* Price and Kensington Teapot Works and Grade II listed warehouse in Price and Kensington Works. The site looks heavily dilapidated.

The site is within the Trent and Mersey Canal Conservation Area. There are areas of Archaeological Interest within the site.

There is good open space provision in the locality. There are bus stops adjacent to the site along Newcastle Street. Longport Station is located approx. 300m to the southwest.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 673	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	X	X	-	-	-	XX

Summary

Site 673 is a brownfield site in a predominantly industrial setting. There is also some residential development within the locality.

There are four listed buildings within the vicinity of the site. Some of the buildings appear to be in a state of disrepair. The former Packhorse Public House is designated as a Building of Special Local Interest. The site is within the Trent and Mersey Canal Conservation Area.

There is good open space provision in the locality. There are bus stops adjacent to the site along Station Road and on nearby Newcastle Street and Longport Road. Longport Station is located approx. 250m to the southwest.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 704	-	XX	-	XX	-	X	X	X	-	-	XX	X	X	XX	-	-	-	X

Summary

Site 704 is brownfield land comprising a collection of industrial buildings and hardstanding off Duncalf Street and Dain Street.

There is a Building of Special Local Interest within the site. Some of the site is located within the Newcastle Street Conservation Area.

The Neighbourhood Local Centre lies approx. 100m to the west of the site. Burslem town centre is located approx. 250m to the east.

There is good open space provision in the locality. There are bus stops along Newcastle Street to the immediate north of the site.

	SA OBJECTIVES																	
Site Reference: 838	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	-	X	X	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

Site 838 is brownfield land and forms part of the Stoke on Trent College Site. Part of the site lies within Caldon Canal Conservation Area and is a Site of Archaeological Interest. Hanley Park, a Grade II listed Park and Garden is located to the east and south of the site.

The site is located approximately 700m from Hanley Town Centre which is located to the north. The closest bus stop is adjacent to the site on College Road. The train station is located approximately 700m to the south. The site has good access to parks and areas of open space.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 840 Residential	-	XX	-	XX	-	X	X	-	-	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 840 is brownfield land which was formerly Swift House. The site is currently being redeveloped as shown in the Google Map extract below.



	SA OBJECTIVES																	
Site Reference: 861b	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	-	X	-	X	-	XX	-	XX	X	XX	XX	-	-	-	X

Hill Side Farm, Dandy Lane, ST2 7LS

Site for residential

Summary

Site 861b is open green area of land, being bounded by residential properties to the north (Crestway Road), west (Baddeley Hall Road) and south (Sandy Lane), to the east lies an area of land containing areas of trees and open green space, beyond which lies greenway Bank.

The site is located within the Baddeley, Milton & Norton Ward.

The Site is identified as City Plan Green Belt allocation.

Two Rights of Way footpaths run through the site (No's 392 and 289)

The nearest Local Centres is Tunstall, approximately 5km to the west.

The nearest Neighbourhood Centre is Baddeley Green on Baddeley Green Lane, approximately 450 metres to the west.

STOKE-ON-TRENT LOCAL PLAN – REG 18 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL

The nearest Town Centre is Burslem, approximately 4km to the west.

The nearest Railway Station is Longport, approximately 5.5km to the west, providing services to Stafford, Nottingham, Crewe, Manchester and Newark Castle.

Public Transport bus stops are located on Baddeley Green Road, providing services 24 and 43, to Hanley, Milton, Adderley Green and Hem Heath.



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 861c	-	XX	-	XX	-	-	-	-	-	-	XX	X	-	-	-	-	-	-

Summary

Site 861c is a greenfield site including an existing residential property, Red Lane Farm and a field at the rear.

The site is located in the Green Belt. There is a Public Right of Way running adjacent to the site's western boundary.

There is good open space provision in the locality. There is no public transport provision in the vicinity of the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 863b	-	XX	-	XX	-	-	-	-	-	-	XX	X	-	-	-	-	-	-

Summary

Site 863b is a greenfield site including an existing residential property and large garden. The site is located in the Green Belt.

There is a Public Right of Way running adjacent to the site's western boundary.

There is good open space provision in the locality. There is no public transport provision in the vicinity of the site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 948	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	XX	-	-	XX

Summary

Site 948 is previously developed land, partially located within flood zone 2. The site is approximately 100m to the south of Stoke Town Centre.

This site is brownfield and has excellent connectivity to the amenities of Stoke Town Centre. The site would be a sustainable site for residential redevelopment.

	SA OBJECTIVES																	
Site Reference: 952	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	-	X	-	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 952 would provide fantastic access to Burslem Park. The site is brownfield, comprising of hardstanding with some buildings across the site with a substantial L-shaped building originating in the northern corner of the site. The old school building on the opposing side of Park Road is not listed but has been identified as a 'Building of Special Interest'. The site itself forms part of the Grade II* Listed Burslem Park (map extract below).

Nearest bus stop is approximately 300m away on Moorland Road.

The site is approximately 500m north east of Burslem Local Centre, there are several retail units / amenities located along Hamil Road.

The land has been previously developed, there is potential for some housing development, but this would have to be consider the impact on Listed Burslem Park.



STOKE-ON-TRENT LOCAL PLAN – REG 18
SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

	SA OBJECTIVES																	
Site Reference: 966	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 966 is a brownfield site within the existing Phoenix Works off King Street. It has an extant permission for the provision of 25no. dwellings (granted in September 2024). The building is Grade II Listed and is located in Longton Conservation Area. The building is also a site of archaeological interest.

The railway line is located directly adjacent to the site to the south. Longton Railway Station lies to the southeast.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 968	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	X	XX	X	-	-	X

Summary

Site 968 is a brownfield site located in Burslem Town Centre comprising a collection of existing buildings. The site looks heavily dilapidated.

The eastern corner of the site is designated a Building of Special Local Interest.

The eastern part of the site is within the Burslem Town Centre Conservation Area. The site is an Area of Archaeological Interest.

The site is approx. 100m from Burslem's Existing Shopping Area which is located to the south of the site.

There are bus stops within the vicinity of the site, approx. 100m to the south off Market Place.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST32	-	XX	-	XX	X	-	-	X	-	-	-	X	XX	XX	X	XX	X	X

Summary

Located within the Tunstall Ward, within the northern Neighbourhood Management Area.

Site bounded by Harewood Street to the west and north, a section of the Trent and Mersey Canal to the west, existing employment uses and Connaught Street to the north, existing employment uses, Public House and the A5271 Brownhills Road to the east, and existing employment uses and Canal Lane to the south.

The Site comprises existing employment uses to the north and the remainder Previously Developed Brownfield Land, being located within a predominantly employment use context.

- Section of the Trent and Mersey Canal Conservation Area runs along the western boundary.
- Located within the Highgate Ravensdale Enterprise Zone.
- Small area to the western boundary located within Flood Zones 2 and 3, and areas of low, medium and high Surface Water Flooding.

- Sites of Archaeological Interest known as Canal Wharf and Basins, Highgate Pottery/Tile Works Brownhills and Brownhills Pottery located within the Site.
- Area of Historic Waste Disposal located to the south eastern corner of the Site.
- Tunstall Town Centre located approximately 100 metres to the north.
- Western boundary located within a Canal Planning Buffer zone.
- White Horse Public House to the eastern boundary identified as a Building of Special Local Interest.
- Public Transport Bus Stops located directly to eastern boundary on A5271 Brownhills Road, providing services 94, 94A and 99 to Newcastle Town Centre, Chell Heath and Congleton, further Bus Stops are located with the adjacent Town Centre to the local and wider areas.

The Site comprises existing employment uses and Previously Developed Brownfield Land, within an area identified as an Enterprise Zone and surrounded by existing employment uses.

The site is situated within a highly sustainable location for employment uses, close to Public Transport Bus Stops, Tunstall Town Centre and the A5271 and A527 with close accessible transport links to the A50, A500, A34 and M6 Motorway.

Employment uses would be considered suitable on this site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 177 and ST71	-	XX	-	X	-	-	-	-	-	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Etruria and Hanley Wards, located within the western Neighbourhood Management Area.

Site located within the Etruria Valley Enterprise Zone, bounded by the Trent & Mersey Canal northern and part eastern boundaries, Shelton Boulevard to the part of the eastern boundary, trees foliage and the Fowlea Brook to the western boundary, and existing employment uses to the southern boundary.

Site comprises a mix of open land and Previously Developed Land.

- The Trent & Mersey canal Conservation Area runs along the eastern boundary.
- Site located within the Etruria Valley Enterprise Zone.
- Flood Zones 2 and 3 run along the western boundary.
- Site subject to areas of low, medium and high-risk Surface Water Flooding

- Hanley Town Centre is located approximately 900 metres to the east and Burslem Town Centre approximately 850 metres to the north.
- Site located within a Canal Planning Buffer zone.
- Area of Riverbank Planning runs along the western boundary.
- Public Transport Bus Stops are located approximately 120 metres to the east on Forge Lane, providing services 4 and 4A to Hanley, Talke Pits, Wereton and Audley.

The Site is located within the Etruria Valley Enterprise Zone, comprising areas of open land and what appears as Previously Developed Brownfield Land. Site is located within a generally sustainable urban context, characterised by employment uses and residential areas in the wider area. Public Transport Bus Stops are conveniently located and the site is close to the A53 and A500, linking to the A34 and M6 Motorway.

The Site is considered suitable for employment use development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST74	-	XX	-	XX	-	-	X	-	-	-	-	X	X	X	X	XX	X	X

Summary

Located within the Etruria and Hanley Wards, within the western Neighbourhood Management Area.

Site bounded by a line of trees and foliage to the northern boundary which stretches between Josiah Wedgwood Street to the west and the A5008 Potteries Way to the east, the A5008 Potteries Way and A5006 Broad Street to the east, residential properties fronting Josiah Wedgwood Street, Broomfield Place North, Mount Pleasant and open green space to the west, and Sun Street to the south.

The Site is sub-divided by Clough Street which runs west to east to the centre. The Site comprises a mix of existing employment uses, surface level hardstanding car parking areas and Previously Developed Brownfield land. Robson Street and Slippery Lane located within the site to the south eastern area

- Site not located within either Flood Zones 2 or 3.
- Areas of low, medium and high-risk Surface Water Flooding identified.

- Sites of Archaeological Interest known as Wellington Engine Shelton Colliery, Dresden Works, Cottage Tinkersclough, St Marks Mission, Mount Pleasant Works, Brickworks, Robson Street Rope Works, Vulcan Pottery, Havelock Flint Mill, Kensington Pottery, Fairfield Pottery, Pottery Works Robson Street, Britannia Pottery and Havelock Works all located within the Site boundary.
- Site located to the edge of Hanley Town Centre.
- Area of Park and Open Space located to the northern boundary and to the western boundary to the south of Clough Street known as Smallwood Playing Fields.
- Public Transport Bus Stops bound the Site to the east on the A5006 Broad Street, providing services 37, 101 the Knotty and 164 to Hanley and Longton. Further services to the local and wider Stoke on Trent areas can be found within the town centre.

The Site is located within an urbanised area to the edge of Hanley Town Centre, which is highly sustainable, comprising a mix of existing employment uses, surface level hardstanding car parking areas and Previously Developed Brownfield land, near to local and wider area Public Transport facilities and the A5006, A5008 linking to the A53, A500, A34 and M6 Motorway.

Site is considered suitable for employment uses.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST61	-	XX	-	XX	-	-	X	-	X	-	-	X	X	X	X	XX	X	X

Summary

Located within the Fenton West and Mount Pleasant Wards, within the eastern Neighbourhood Management Area.

Site bounded by Dewsbury Road and an area of Allotments to the west, large area of hardstanding surface level car parking to Fenton Industrial Estate and areas of open space to the north, Bassilow Road to the east, and Fenton Park to the south.

Site comprises Previously Developed Brownfield land with areas of hardstanding to the southern edge of Fenton Industrial Estate.

- Site not located within either Flood Zones 2 or 3.
- Areas of low, medium and high-risk Surface Water Flooding identified within the Site.
- Culverted watercourse located to the north eastern corner of the Site.
- Right of Way footpaths run along the eastern and southern boundaries.
- Berry Hill Potteries area of Archaeological Interest within to the northern edge of the Site.
- Historic Waste Disposal sites know as Berry Hill Tip and north of Fenton Park to the northern and southern boundaries.

STOKE-ON-TRENT LOCAL PLAN – REG 18 SUSTAINABILITY APPRAISAL

HOUSING AND EMPLOYMENT SITES

- Tree Preservation Order 32 is located to the western area of the Site.
- Local Centre located approximately 200 metres to the south on the A50 Victoria Road and Fenton Town Centre located approximately 700 metres to the south on the A5007 City Road.
- Public Transport Bus Stops located bounding the Site to the west on the A50 Victoria Road, providing services 6, 6A and 50 to Hanley, Park Hall, Blythe Bridge, Coalville and Newstead.

The Site is Brownfield Land located within an employment use context bounding the Fenton Industrial Estate. No residential development bounds the Site therefore no amenity issues would occur.

The Site is located within a sustainable area dominated by employment uses with good public transport facilities and linkage to the A500, A34 and M6 Motorways via the bounding A50 Victoria Road.

Although Tree Preservation Order 32 is located to the western area of the Site, it appears that these trees have been previously removed.

Site considered suitable for employment development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST38	-	XX	X	XX	X	-	-	-	XX	-	-	X	X	X	-	XX	X	XX

Summary

Located within the Goldenhill and Sandyford wards, within the northern Neighbourhood Management Area.

Site bounded by Hollywall Lane to the northwest, north, south and south west, Reginald Mitchell Way to east and open green land to the north. A lake/pool is located to the western edge of the Site. The surrounding area is characterised as open green land to the north and west and a mix of employment uses to the north east and south and residential to the east.

- The Trent and Mersey Canal Conservation Area is located to the south west of the Site.
- Site Located within the Chatterley Valley East Enterprise Zone.
- Site not located within either Flood Zones 2 or 3; small areas of High-Risk Surface Flooding is noted within the Site.
- Designated Green Belt is located to the adjacent western side of Hollywall Lane.
- Right of way 66 runs east to west through the centre of the Site.
- An area of Historic Waste Disposal known as Land at Bankeyfields is located to the north eastern corner of the Site.

- Nearest Local Centre located approximately 1km metres to the north on the A50 High Street and Tunstall Town Centre is located approximately 800km to the south on the A50 High Street.
- A Canal Planning Buffer Zone runs along and within the western side of the Site.
- Public Transport Bus Stops are located approximately 420 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The Site comprises green open land within a generally commercial/industrial/employment context and is located within the Chatterley Valley East Enterprise Zone where Core Strategy Policy ASP3 encourages employment development. Furthermore, the site is situated within a sustainable location for employment uses, close to accessible road transport links in the form of the A50 and A527, leading to the A500, A34 and M6 Motorway.

The Site is considered suitable for employment uses.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST66	-	XX	-	X	-	-	X	-	XX	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Sandford Hill ward, within the south eastern Neighbourhood Management Area.

Site bounded by Mossfield Road and an area of existing employment uses to the south west, Anchor Road to the south east, and footpaths to the north west and north east beyond which lies areas of further employment uses and open land.

The Site comprises areas of hardstanding and Army Reserve Centre and area of green open space within an urban context characterised by employment uses to the north east and north west and residential estate to the south west.

- Not located within either Flood Zones 2 or 3.
- Small areas of low, medium, high-risk Surface Water Flooding identified within the Site.
- Culverted Watercourse located to the north eastern edge of the Site.
- Site covered by areas of Historic Waste Disposal.

- Neighbourhood Centre located approximately 800 metres to the southwest on Heathcote Street/Galsworthy Road and Longton Town Centre located approximately 1km to the southwest.
- The north-western half of the Site is identified as Park & Open Space.
- Public Transport Bus Stops are located approximately on the bounding Anchor Road, providing services 1B and 11 to Hanley and Newcastle Town Centre.

The Site is located within a general built up urbanised environment, comprising Previously Developed Brownfield Land and Park & Open Space. The Site is located within a confined employment area all but for the area of Park & Open Space with hard boundaries to residential developments to the south west.

The Site is considered sustainable with nearby public transport facilities and linkage off the B5039 to the A50, A500, A34 and M6 Motorway.

Policy CSP5 of the Core Strategy seeks the enhancement, maintenance and protection of areas of Parks & Open Space. Subject to overcoming this policy consideration it is considered the Site would be suitable for employment uses.

Policy CSP5 - Open Space/Sport/Recreation

The plan area's open space, sports and leisure assets will be enhanced, maintained and protected through the following measures -

1. Close partnership working to deliver the key elements of the Urban North Staffordshire Green Space Strategy
2. Close partnership working to deliver improved quality and accessibility, and additional sports and leisure facilities will be developed to meet local needs identified in Newcastle's Leisure Needs and Playing Pitch Strategy and Stoke's Sport and Physical Activity Strategy and any approved revisions or replacement strategies
3. Ensuring that all new residential development will be linked to existing and new open spaces and sport and recreation facilities through a series of well defined safe routes/streets, incorporating pedestrian friendly routes and cycle ways
4. Ensuring that the plan area's network of open spaces, sports and leisure assets are interlinked and accessible to all, secure, and provide quality leisure and amenity facilities
5. Developer contributions will be sought to provide a key funding source to meet the needs of new residents and for the delivery of Newcastle's Leisure Needs and Playing Pitch Strategy, Stoke's Sport and Physical Activity Strategy and the Urban North Staffordshire Green Space Strategy and any approved revisions or replacement strategies

	SA OBJECTIVES																	
Site Reference: ST5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	XX	-	X	-	-	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Hartshill and Basford Wards, located within the South western and western Neighbourhood Management Areas.

Site bounded by the A53 Etruria Road to the north, railway lines and Etruscan Street to the east, the B5045 Shelton New Road to the south and Garner Street to the west.

The Site comprises existing large-scale employment uses, hardstanding areas and areas of what appears Previously Developed Brownfield land. The Railway line sub-divides the site east and west to the southern half of the Site.

The Site is bounded by existing employment uses with a residential estate located to the east.

- Large section of the Site located within the Cliff Vale Enterprise Zone.
- Site located within Flood Zones 2 and 3 and low. Medium and high-risk Surface Water Flooding areas.
- Two Culverted Watercourses are located within the Site.
- Two Sites of Archaeological Interest located within the Site identified as Etruria Pottery and Etruria Gas Works.

STOKE-ON-TRENT LOCAL PLAN – REG 18 SUSTAINABILITY APPRAISAL

HOUSING AND EMPLOYMENT SITES

- An area of River Bank Planning runs north to south through the Site.
- Hanley Town Centre is located approximately 1.2km to the east and approximately 1km to the south east lies a Neighbourhood Centre on the A5006 Stoke Road.
- Public Transport Bus Stops are located to the northern boundary on the A53 Etruria Road and to the south boundary on the B5045 Shelton New Road, providing services 37, 101 the Knotty, 4 and 4A to Wereton, Talke Pits, Hanley, Longton and Stafford Town Centre.

The Site is located within an employment use context. The Site comprises existing large-scale employment uses, hardstanding areas and areas of what appears Previously Developed Brownfield land, within a sustainable location for such uses with good access to Public Transport services and with good highway connection to the A500 linking the A34 and M6 Motorway.

The Site is considered suitable for employment use development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST18	-	XX	-	XX	-	-	X	X	-	-	-	X	XX	X	X	XX	X	X

Summary

Located within the Hanley park and Shelton wards, within the south western Neighbourhood Management Area.

Site bounded by Lordship Lane to the north west, St Peters Academy and Fenton Manor Sports Complex to the north east, a vehicle access road from the A5007 City Road to the Sports Complex/Academy to the south east, the A5007 City Road to the south, and the A52 Leek Road to the south west.

The surrounding area encompasses a mix of existing employment uses, residential, education facilities, care homes and sports facilities.

The Site is known as the Fenton Manor Landfill Site and comprises areas of hardstanding and Brownfield Land.

- Site not located within either Flood Zones 2 or 3.
- Areas of low, medium and high-risk Surface water Flooding identified within the Site.
- The Fenton manor Sports Centre to the north eastern boundary is identified as a Building of Special Interest.

- Rights of Way identified to the north eastern and north western boundaries.
- Sites of Archaeological Interest known as Fenton Manor House and Whieldon's Pottery identified within the Site.
- Stoke Town Centre located approximately 300 metres to the west, and a Local Centre is located approximately 400 metres to the east on the A50 Victoria Road.
- Fenton Manor Sports Centre to the north eastern boundary is identified as Park & Open Space.
- Public Transport Bus Stops are located bounding the Site on the A5007 City Road and A52 Leek Road, providing services 1, 1A Orange, 1B, 11, 23, 6C, 9 Yellow, 25 and 100 to Hanley, Biddulph, Newcastle Town Centre, Clayton, Keele, Stone Town Centre, Silverdale, Wood Lane, Meir and Newstead.

The Site wholly Brownfield land, currently in use as a landfill site, within an area of mixed uses including employment uses, residential, education facilities, care homes and sports facilities.

The Site is located within a highly sustainable location within 400 metres of Stoke Town Centre, near to schools, sports facilities and public transport facilities, whilst also being located bounding the A52 and A5007 and A500, providing linkage to the A34 and M6 Motorway.

The Site is considered suitable for employment development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST34	-	XX	X	XX	X	-	-	-	XX	-	-	X	X	X	-	XX	X	X

Summary

Site located within the Goldenhill and Sandyford Wards, within the northern Neighbourhood Management Area.

Site bounded by Hollywall Lane to the north and north west beyond which lies Hollywall Farm, an existing large-scale Wickes Hardware unit/shed to the north east, Marlborough Way to the west beyond which lies a further large-scale unit/shed, and open green land to the south. The Site wholly comprises open green land.

- Site located within the Chatterley Valley East Enterprise Zone.
- Footpath 15 runs along the north eastern boundary.
- Designated Green Belt located to the adjacent north, norther western side of Hollywall Lane.
- The Site is not located within either Flood Zones 2 or 3, or within an areas identified as at risk to Surface Water Flooding.
- Nearest Local Centre located approximately 900 metres to the north on the A50 High Street and Tunstall Town Centre is located approximately 1km to the south on the A50 High Street.

- Public Transport Bus Stops are located approximately 450 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The Site comprises green open land within a generally commercial/industrial context and is located within the Chatterley Valley East Enterprise Zone where Core Strategy Policy ASP3 encourages employment development. Furthermore, the site is situated within a sustainable location for employment uses, close to accessible road transport links in the form of the A50 and A527, leading to the A500, A34 and M6 Motorway.

The Site is considered suitable for employment uses.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST37	-	XX	X	XX	-	X	-	-	XX	-	-	X	-	X	-	XX	X	X

Summary

Located within the Tunstall Ward, within the northern Neighbourhood Management Area.

Site bounded by the A527 to the north, a towpath and section of the Trent and Mersey Canal to the east, an access driveway (Copp Lane) off Chemical Lane to the south and an access drive and section of railway line to the west. Four terraced residential properties are located to the extreme south eastern corner bounding the Site. The Site comprises an area of mature trees and foliage to the north and open green land to the south with areas of Previously Developed Brownfield land to the southern boundary area.

- The Trent and Mersey Canal Conservation Area runs along the eastern boundary and protrudes into the Site in the northern section.
- Southern section of the Site is located within the Highgate Ravensdale Enterprise Zone.
- Site not located within either Flood Zones 2 or 3, however the bounding canal corridor is located within Flood Zones 2 and 3.
- Culverted Watercourses are located within the Site boundary.
- Right of Way 168 runs from the east into the Site.

- Sites of Archaeological Interest known as Ravensdale New Forge, Canal Branch Ravensdale and Cottages Ravensdale Terrace are located within the Site.
- The Site is located on the former Ravensdale Tip Historic Waste Disposal site. The Site is not however regarded as contaminated land.
- Tunstall Town Centre is located approximately 650 metres to the east.
- Site located within Canal Planning Buffer zone.
- The southern section of the Site is allocated as Park & Open Space, known as Ravensdale Sports Field.
- Public Transport Bus Stops are located approximately 650 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The southern section of the Site is located within the Highgate Ravensdale Enterprise Zone, in an area characterised by employment uses. The site is situated within a sustainable location for employment uses, directly bounding the A527 with close accessible transport links to the A50, leading to the A500, A34 and M6 Motorway.

However, the southern section of the Site is a designated Sports Field and the Site bounds a designated Conservation Area. Subject to overcoming the principles of Core Strategy Policy CPS5 which seeks the enhancement, maintenance and protection of sport and recreation areas and careful consideration of any impacts of the Conservation Area, employment uses would be considered suitable on this site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST42	-	XX	-	X	-	X	-	-	X	-	-	X	X	X	X	XX	XX	X

Summary

Site located within the Etruria and Hanley Wards, within the western Neighbourhood Management Area.

Site bounded by the A5006 Broad Street to the north/north-west boundary, Leonard Coates Way (Warner Street) and a small section of Bethesda Street to the east, and the A5008 Potteries Way to the south and west.

The Site comprises areas of Previously Developed Brownfield land and existing buildings. The Site is predominantly located to the west of Leonard Coates Way (Warner Street), however a section protrudes to the east between two existing buildings to Bethesda Street.

- The section between Leonard Coates Way (Warner Street) and Bethesda Street is located within the City Centre Conservation Area.
- Site not located within either Flood Zones 2 or 3.
- Small areas of the Site identified as low or medium risk Surface Water Flooding.

- Area between Leonard Coates Way (Warner Street) to Bethesda Street bounded to both sides (north and south) by Buildings of Special Interest, known as the Potteries Museum and Art Gallery and the Hanley Library.
- Sites of Archaeological Interest identified as Shops Broad Street, Land off Cannon Street, Cannon Street Works, Cannon House and Dresden Works located within the Site.
- Site located within Hanley Town Centre.
- Two areas of Parks & Open Space within the Site, one site has been developed and the other is located within the area of land between Leonard Coates Way (Warner Road) and Bethesda Street.
- Public Transport Bus Stops are located to the northern boundary on the A5006 Broad Street, providing service 4A, 37 and 101 the Knotty to Stafford Town Centre and Chesterton. Further services to the local and wider Stoke on Trent areas can be found within the town centre.

The Site is located within an urbanised town centre location which is highly sustainable, being a mix of Previously Developed Brownfield land, existing buildings and an area of Park & Open Space, located within Hanley Town Centre, near to local and wider area Public Transport facilities and the A5006, linking to the A5008, A53, A500, A34 and M6 Motorway.

Care would be required to ensure no detrimental impact would occur to the City Centre Conservation Area.

Site is generally suitable for employment uses within the confines of the A5006, A5008 and Leonard Coates Way (Warner Street). However, it is not considered the small area located between Leonard Coates Way (Warner Road) and Bethesda Street would be suitable due to its siting within the City Centre Conservation Area, Park & Open Space allocation and any impact upon the buildings of Special Interest which bound this slither of land.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST72b	-	XX	-	XX	-	-	-	-	-	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Etruria and Hanley Wards, located within the western Neighbourhood Management Area.

Site located within the Etruria Valley Enterprise Zone, bounded by Fowlea Brook and railway line to the west, open land and Shelton Boulevard to the north, Forge Lane to the east and existing employment uses to the south.

The Site comprises a mix of open Previously Developed Brownfield land and existing employment uses.

- Site located within the Etruria Valley Enterprise Zone.
- Flood Zones 2 and 3 run along the western boundary.
- Site subject to small areas of low, medium and high-risk Surface Water Flooding
- Small area of Historic Waste Disposal located to the western boundary.
- Area of River Bank Planning to the western boundary.
- Hanley Town Centre is located approximately 650 metres to the east and Burslem Town Centre to the north.

- Public Transport Bus Stops are located bounding the Site on Forge Lane, providing services 4 and 4A to Hanley, Talke Pits, Wereton and Audley.

The Site is located within the Etruria Valley Enterprise Zone, comprising areas of open Previously Developed Brownfield land and existing employment uses. Site is located within a generally sustainable urban context, characterised by employment uses and residential areas in the wider area. Public Transport Bus Stops are conveniently located, and the site is close to the A53 and A500, linking to the A34 and M6 Motorway.

The Site is considered suitable for employment use development.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 220 Employment	-	XX	X	XX	-	-	-	-	-	-	-	X	XX	XX	-	XX	X	XX

Summary

The site formerly accommodated a healthcare centre which closed over 10 years ago and has remained vacant ever since. The area is predominantly residential though Cinderhill Industrial Estate lies a short distance to the west. The site has an extant permission for the provision of a Lidl supermarket.

Birch Wood is a Local Wildlife Site, is covered by a Tree Preservation Order and lies adjacent to the site to the north. 'Coyney Woods Local Nature Reserve - Birch Wood' also lies adjacent to the site to the north. Coyney Woods / Weston Sprink is located to the south of the site on the opposite side of Weston Coyney Road and is designated as a Local Nature Reserve and Local Wildlife Site There are a number of public rights of way in the local area.

Public transport links are available adjacent to the site on Weston Coyney Road. The Neighbourhood Local Centre is located approximately 400m to the southwest.

STOKE-ON-TRENT LOCAL PLAN – REG 18
SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 292b Employment	-	XX	X	XX	-	-	-	-	XX	-	-	X	X	X	-	XX	X	XX

Summary

Site 292b is a greenfield site adjacent to Berryhill Fields Local Wildlife Site which lies to the east. Residential development borders the site and Fenton Industrial Estate is located to the west, with the A52 slightly further to the west.

Parts of the northern portion of the site are protected areas of open space. The site is partially within Flood Zone 2/3 at the northern boundary. There look to be a number of public footpaths across the site. There are a number of areas of archaeological interest.

The site has good access to open space and there are some amenities in the local area. The nearest bus stop is at Berryhill Village to the east.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 376	-	XX	-	XX	-	-	-	-	XX	-	-	X	X	X	-	XX	X	X

Summary

Site 376 has been developed for industrial/commercial purposes as per planning application refs 60667/FUL and 64609/FUL (see Google Map below).

STOKE-ON-TRENT LOCAL PLAN – REG 18 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 427 Employment	-	XX	-	XX	-	-	-	X	-	-	-	X	X	XX	X	XX	X	XX

Summary

Site 427 is brownfield land comprising numerous buildings, car parking and hardstanding adjacent to Hanley Town Centre which is located to the west of the site. Hanley's Primary Shopping Area is located approx. 150m to the west.

The site has a number of areas of archaeological interest. There is a Public Right of Way near the southern end of the site.

There is good open space provision in the local area. There are bus stops within the vicinity of the site along Bucknall New Road.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 446 and ST84	-	XX	-	XX	-	X	X	X	X	-	-	X	X	X	-	XX	X	XX

Summary

Site 446/ST84 is a brownfield site comprising a gym, water park, a large car park and area of hardstanding. Grade II listed building Etruria Hall is located to the east of the site and is currently used as a hotel and events centre. The local area includes mainly retail/commercial development.

There is a protected area of open space near the site's western boundary along with two TPOs. Part of the western area of the site is within the Trent and Mersey Canal Conservation Area.

Hanley Town Centre is located approx. 950m to the east. There are bus stops adjacent to the site along Festival Way.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 450 Employment	-	XX	-	XX	X	X	X	X	-	-	-	X	X	XX	-	XX	X	XX

Summary

Site 450 is a brownfield site located between the A500 and the railway line. There are numerous existing buildings with the predominant use being industrial.

A large portion of the site is within the Trent and Mersey Canal Conservation Area. Flood Zone 2/3 runs along the canal and into the southern part of the site. There are several areas of Archaeological Interest across the site.

Stoke town centre is located approx. 100m to the west of the site. Stoke Local Centre is located approx. 350m to the west.

Stoke Railway Station is located approx. 250m to the north. There are bus stops adjacent to the site along City Road to the south of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 18
SUSTAINABILITY APPRAISAL HOUSING AND EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 497 Employment	-	XX	-	XX	-	-	-	X	-	-	-	X	XX	XX	X	XX	X	XX

Summary

Site 497 is a brownfield site, formerly used as the Severn Trent Depot. There are a number of industrial units and large areas of hardstanding. The area is predominantly industrial though some forms of residential development are apparent.

The site is approximately 300m from Burslem Town Centre. The nearest bus stop is around 400m to the southeast on Market Place within the town centre. There is open space provision in the local area.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 840 Employment	-	XX	-	XX	-	X	X	-	-	-	-	X	XX	XX	X	XX	XX	XX

Summary

Site 840 is brownfield land which was formerly Swift House. The site is currently being redeveloped as shown in the Google Map extract below.



	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST41 Employment	-	XX	-	XX	-	XX	-	-	-	-	-	X	X	X	X	XX	XX	X

Summary

The site is brownfield land located in Hanley Town Centre and is currently used as a car park.

The eastern half of the site is located in the City Centre Conservation Area. It is also a Site of Archaeological Interest. The Mitchell Arts Centre is located to the southwest of the site and is designated a Building of Special Interest.

The nearest bus stops are located adjacent to the site on Broad Street. The site is well-located relative to shops and services although there is little open space provision in the area.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy S1	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX

Sustainable Development

Summary

Policy S1 support development proposals that are considered sustainable in accordance with national and local planning policies i.e. development that accords with the criteria set out in Policy S1. Accordingly, Policy S1 have a positive effect on all the sustainability objectives set out in the SA to major positive effect.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy S2	XX	XX	X	-	X	-	-	-	XX	XX	XX	XX	XX	XX	-	XX	-	XX

Sustainable Healthy Communities

Summary

Policy S2 is a strategic policy which supports development proposals that are considered sustainable and contribute to healthy communities in accordance with national and local planning policies i.e. development that accords with the criteria set out in Policy S2. Accordingly, Policy S2 have a positive effect on all the ‘social’ sustainability objectives set out in the SA to either a positive or major positive effect. There is a neutral effect on some ‘environmental’ sustainability objectives. Major positive effects are those objectives specifically referenced as material consideration in the Policy including local communities taking responsibility for the waste they generate.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy S3	-	-	XX	-	XX	-	XX	-	XX	-	XX	XX	XX	XX	-	-	-	XX

Infrastructure

Summary

Policy S3 seeks to support the delivery of new infrastructure to mitigate the impacts of growth set out in the Local Plan by the timely delivery of necessary transport, utilities, social and environmental infrastructure required to deliver the sites. In particular the policy set out the infrastructure requirements that will be sought via developer contributions and planning obligations to secure affordable housing, green and blue infrastructure, open space and recreational facilities, biodiversity management, education, community and health care provision, highway improvements, sustainable modes of transport, landscape, flood defences and sustainable drainage systems.

Accordingly, Policy S3 has a major positive effect on the sustainability objectives specifically referenced as material consideration in the Policy. The Policy will have a neutral effect on the other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy S4	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	XX	-	-

Utilities and Telecommunications

Summary

Policy S4 provides policy support for residential and employment development that delivers or improves the coverage of broadband, fibre to the premises and mobile networks.

Accordingly, Policy S4 have a major positive effect on all the ‘economic’ sustainability objectives and the housing choice objective (SA Objective 11) set out in the SA, positive effects on encouraging a more equitable society (SA Objective 13) and a neutral effect on the other social and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy E1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	XX	X	-

Quantity of Employment Development

Summary

Policy E1 provides strategic direction for the minimum quantum of new employment land required during the plan period to meet the economic needs of Stoke-on-Trent. Accordingly, Policy SE1 has a major positive effect on all the economic sustainability objectives set out in the SA and a neutral effect on social and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy E2	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	XX	X	X

Distribution of Employment Development

Summary

Policy E2 supports proposals for economic development including office development in existing town centres and provides specific policy considerations for the determination of planning applications. Accordingly, Policy E2 has a major positive effect on all the 'economic' sustainability objectives set out in the SA, a positive effect on accessibility and design related objectives and a neutral effect on social and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy E3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	XX	X	-

Existing Employment Sites

Summary

Policy E3 provides policy protection for existing employment land from loss to alternative uses. The Policy goes on to identify the core locations for employment development and identify the criteria where development within existing employment sites will be supported.

Accordingly, Policy E3 have a major positive and positive effect on the 'economic' sustainability objectives set out in the SA and a neutral effect on social and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy E4	-	-	-	X	-	X	X	-	-	-	-	-	X	X	-	XX	X	X

Tourism

Summary

Policy E4 provides policy support for proposals that sustain and enhance the tourism economy.

Accordingly, Policy E4 have a major positive effect on all the 'economic' sustainability objectives set out in the SA, a positive effect on the reuse of buildings, accessibility, historic and natural environments and a more equitable society but with a neutral effect on environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H1	-	-	-	-	-	-	-	-	-	-	XX	-	-	-	-	X	-	-

Housing Numbers

Summary

Policy H1 provides strategic direction for the minimum quantum of new homes required during the plan period to meet the housing needs and support the economic growth of Stoke-on-Trent. Accordingly, Policy H1 has a major positive effect on all the housing choice/needs sustainability objective set out in the SA, a positive effect on economic considerations and a neutral effect on environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H2	-	-	-	-	-	-	-	-	-	-	XX	-	-	-	-	-	X	-

Housing Distribution

Summary

Policy H2, supported by a list of 62 allocated sites presented in Appendix 2, sets out support for allocated sites that are expected to deliver residential development and ancillary services during the plan period to meet the housing needs of Stoke-on-Trent. The Policy also provides 'in principle' for windfall residential development located within the urban area. Development in the Green Belt, outside of the allocated sites/areas, will be considered in accordance with national and local planning policy.

Accordingly, Policy H2 has a major positive effect on all the housing choice/needs sustainability objective set out in the SA, a positive effect on protecting and enhancing the viability of the City and a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H3	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	-	-	-

Affordable Housing

Summary

Policy H3 seek to secure the provision of affordable housing to meet the identified need for such homes during the plan period. The policy sets a requirement for affordable housing depending on the nature (brownfield/greenfield) and location (Green Belt) of the sites. The policy also sets out the Council's expectations for affordable housing and the exceptions.

Accordingly, Policy H3 has a major positive effect on all the housing choice/needs sustainability objective set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H4	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	-	-	-

Housing Mix

Summary

Policy H4 seek to ensure that new housing within the plan area provides a varied mix of housing types and sizes to meet the identified need for such homes during the plan period. This includes, where there is an identified need or locally specific target set through the Neighbourhood Planning process..

Accordingly, Policy H4 has a major positive effect on all the housing choice/needs sustainability objective set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H5	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	-	-	-

Housing Standards

Summary

Policy H5 seek to ensure that new housing within the plan area are built to an appropriate standard. This includes specialist housing for older and disabled people.

Accordingly, Policy H5 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H6	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	-	-	-

Older Persons Accommodation

Summary

Policy H6 seeks to increase the amount of specialist housing that is accessible and adaptable for older people within the plan area to ensure that there is sufficient supply to meet the identified need for such homes during the plan period. This includes requiring all new development to be designed to be Age Friendly together with those people with disabilities and special needs, locating specialist housing where they benefit from services and facilities suitable for older persons and for resisting the loss of specialist housing. The policy confirms that all residential development is expected to deliver a range of dwelling types for older persons.

Accordingly, Policy H6 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H7	-	-	-	-	-	-	-	-	-	-	XX	-	X	-	-	-	-	-

Self- Build and Custom Build

Summary

Policy H7 seek to increase the amount of self-build and custom build housing within the plan area to ensure that there is sufficient supply to meet the identified need for such homes during the plan period. This includes the designation of areas for self-build and custom build homes within strategic major residential schemes.

Accordingly, Policy H7 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H8	-	-	-	-	-	-	X	-	-	-	XX	-	X	-	-	-	-	-

Housing in Multiple Occupation

Summary

Policy H8 supports the development of, or conversion into, houses in multiple occupation providing policy considerations, including highways and parking matters, are met which are intended to minimise the impact on the amenity of the surrounding community.

Accordingly, Policy H8 has a major positive effect on all the housing needs sustainability objectives set out in the SA, and positive effect on well-designed developments that respect local character and encouraging a more equitable society but will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy H9	-	-	-	-	-	-	X	-	-	-	XX	-	X	-	-	-	-	-

Gypsy Traveller, Travelling Showpeople and Boaters Accommodation

Summary

Policy H9 seek to secure the provision of an adequate supply of sites for Gypsy and Travellers and Travelling Showpeople accommodation to meet the identified need for such facilities during the plan period. The Policy supports the expansion of existing sites or the creation of new sites for those people who meet the definition in National planning policy of Gypsy, Traveller or Travelling Showpeople. The Policy also sets out criteria for assessing proposals for transit or permanent pitches where there is an identified need including highways and parking matters, accessibility to services and integration with local townscape character. The loss of existing permanent consented sites will not be supported except in specified circumstances.

Accordingly, Policy H9 has a major positive effect on all the housing needs sustainability objectives set out in the SA, a positive effect on and the quality of the city townscape and encouraging a more equitable society with access to services but will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C1	-	-	-	-	-	-	-	-	-	-	-	-	X	X	XX	-	XX	-

The Role of Centres

Summary

Policy C1 seeks to protect, promote and safeguard the long-term vitality and viability of a centres within the City. The identified centres will support the provision for retailing and main town centre uses of a scale and nature appropriate to their existing function.

Accordingly, Policy C1 has a major positive effect on protecting/enhancing the viability of City, town and local centresand ensuring access to the widest range possible of shopping and commercial services. Policy C1 will also have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C2	-	-	-	-	-	-	-	-	-	-	-	-	X	X	XX	X	XX	-

New Retail and Leisure Development

Summary

Policy C2 seeks to direct new retail and leisure uses towards existing defined centres where the proposal is of a scale and nature appropriate to the area in which the centre serves. The policy also directs new net comparison goods and convenience goods development within centres to the Primary Shopping Area first and redevelopment within the Primary Shopping Area will only be supported where the proposal contributes to the character of the centre. New local retail facilities will only be supported where the additional facilities have been thoroughly evidenced and justified.

Accordingly, Policy C2 has a major positive effect on protecting/enhancing the viability of City, town and local centres and ensuring access to the widest range possible of shopping and commercial services. Policy C2 will also have a positive effect on employment growth (daytime and night-time economies), encouraging a more equitable and diverse society, where the provision of the widest possible range of recreational and leisure facilities, reduces the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C3	-	-	-	-	-	-	-	-	-	-	-	-	X	X	XX	-	XX	-

Edge and out of centre development

Summary

Policy C3 sets out the application of the sequential approach for proposals for retail and leisure use in edge or out of centre locations. The Policy confirms that such proposals will need to provide evidence to justify why the development cannot be accommodated in a defined centre and also confirm that the development will not have a detrimental impact on the centre.

Accordingly, Policy C3 has a major positive effect on protecting/enhancing the viability of City, town and local centres and ensuring access to the widest range possible of shopping and commercial services. Policy C3 will also have a positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of recreational and leisure facilities and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C4	-	-	-	-	-	-	X	-	-	-	XX	-	X	-	-	-	-	-

Residential Development in Centres

Summary

Policy C4 seeks to support proposals for residential development within the defined centres where the scale and type of development is related to the role and function of the locality and contributes to a strong sense of place through high quality design.

Accordingly, Policy C4 has a major positive effect on meeting the housing choice /needs sustainability objectives set out in the SA, and a positive effect on well-designed developments that respect local character and encouraging a more equitable society. The policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C5	-	-	-	-	-	-	X	-	-	-	-	-	XX	X	XX	XX	XX	-

Hanley (City Centre)

Summary

Policy C5 seeks to support the role of Hanley as a sub-regional destination, the principal centre in Stoke-on-Trent and the primary economic and social destination in the city. The Policy will support development that reinforces the attractiveness of the centre's viability a, generates job growth, increases the diversity of town centre uses including evening economy and provides high quality design and public realm enhancements.

Accordingly, Policy C5 has a major positive effect on protecting/enhancing the viability of the City, employment growth (daytime and night-time economies), ensuring access to the widest range possible of shopping and commercial services and encouraging a more equitable and diverse society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities.

Policy C5 will also have a positive effect on reducing the need to travel and on well-designed developments that respect the city townscape. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C6	-	-	-	-	-	-	-	-	-	-	-	-	XX	X	XX	X	XX	-

Supporting Local Communities

Summary

Policy C6 seeks to support established shops, health and community facilities and services within centres are retained, and modernised, for the benefit of the local community. The Policy also seeks to support the growth of existing businesses.

Accordingly, Policy C6 has a major positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of community and health facilities, protecting/enhancing the viability of the City and ensuring access to the widest range possible of shopping services. Policy C6 will also have a positive effect on employment growth and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C7	-	-	-	-	-	-	-	-	-	-	-	-	XX	X	-	XX	XX	-

Night Time Economy

Summary

Policy C7 seeks to support evening and night-time uses where they are located within existing centres. The Policy sets out detailed criteria that should be considered when assessing such development including the impact on the vitality and viability of the centre, residential amenity, crime and anti-social behaviour and ability of people to access/leave the centre at the end of the evening.

Accordingly, Policy C7 has a major positive effect on encouraging a more equitable and diverse society where the provision of the widest possible range of recreational and leisure facilities, protecting/enhancing the viability of City and employment growth (night-time economies). Policy C7 will also have a positive effect on reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy C8	-	-	-	-	-	-	-	-	-	-	-	XX	X	X	XX	-	XX	-

Hot Food Takeaways

Summary

Policy C8 seeks to support hot food takeaways where they are located within existing centres and where they will not lead to an over concentration of clustering of such uses. The Policy sets out detailed criteria that should be considered when assessing such development including restricting the percentage of 'sui generis takeaway uses' within local centres, considering the impacts on residential amenity and the loss of retail units or the vacancy rates in other centres and not granting planning permission for hot food takeaway located within 800m of a school or place where children or young people may congregate.

Accordingly, Policy C8 has a major positive effect on improving health and well-being, the provision of the widest possible range of facilities and protecting/enhancing the viability of City, town and. Policy C8 will also have a positive effect on encouraging a more equitable and diverse society where and reducing the need to travel. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T1	-	-	-	-	-	-	-	-	-	-	-	-	X	XX	X	-	-	XX

Sustainable Transport and Travel

Summary

Policy T1 supports development which minimises the need to travel and prioritises sustainable transport through locating growth in sustainable locations and increasing sustainable modes of travel including public transport, walking and cycling. The Policy also requires development proposals to improve interchange and connections, incorporate technology to improve real time information and design for last mile deliveries.

Accordingly, Policy T1 has a major positive effect on all the transport and movement related sustainability objectives, a positive effect on providing access to shopping and commercial services and encouraging a more equitable society via the widest possible access to public transport for all sectors of the population including deprived neighbourhoods. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T2	-	X	-	-	-	-	-	-	-	-	-	-	X	XX	-	-	-	XX

Active Travel

Summary

Policy T2 supports development which improves accessibility and air quality through active travel by maximising trips using sustainable modes of travel including public transport, walking and cycling. The Policy also seeks to incorporate walking and cycling routes into green infrastructure corridors and providing convenient, safe and secure cycle parking within developments.

Accordingly, Policy T2 has a major positive effect on all the transport and movement related sustainability objectives, a positive effect on improving air quality and encouraging a more equitable society via the widest possible access to public transport for all sectors of the population including deprived neighbourhoods. The Policy will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T3	-	-	-	-	-	-	-	-	-	-	-	-	-	XX	-	-	-	XX

Public Transport

Summary

Policy T3 seeks to ensure that new development supports public transport by encouraging a modal shift away from the private car and locating and designing development to connect with public transport infrastructure. The Policy also seeks to improve public transport services by providing high quality safe and direct walking and cycling routes to public transport interchanges.

Accordingly, Policy T3 has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T4	-	-	-	-	-	-	-	-	-	-	-	-	-	XX	-	-	-	XX

Travel Assessments, Transport Statements and Travel Plans

Summary

Policy T4 sets out the information required within Transport Assessments, Transport Statements and Travel Plans to accompany planning application for development.

Accordingly, Policy T4 has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T5	-	-	-	-	-	-	-	-	-	-	-	-	-	XX	-	-	-	XX

Parking

Summary

Policy T5 sets out the appropriate parking provisions that all development proposals should consider including car, cycle and electric vehicle parking. The Policy also sets out, via a supporting appendix, the relevant parking standards.

Accordingly, Policy T5 has a major positive effect on all the transport and movement related sustainability objectives. The Policy will have a neutral effect on economic and environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy T6	-	XX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Air Quality

Summary

The whole of the City is located within an Air Quality Management Area. Policy T6 seeks to promote air quality neutral development and to provide mitigation to minimise the impact on air quality if the development cannot achieve air quality neutral standards. The Policy also sets out on site design solutions. Off-site measures to offset the shortfall will also be required.

Accordingly, Policy T6 has a major positive effect on improving air quality. The Policy will have a neutral effect on economic and the remaining environmental sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy D1	X	-	-	-	X	-	XX	-	-	-	-	-	-	-	-	-	-	-

Residential Design

Summary

Policy D1 sets out specific requirements to ensure that all residential development is well-designed and responsive to the character and distinctiveness of the local area. The Policy sets out criteria that residential development proposals should contain including meeting nationally described space standards, resilience and adaptability for climate change and renewable energy, promotion of SuDS, adequate storage and collection of recycling, household and green waste, protecting the residential amenity, mitigating impacts and ensuring the high quality of the design.

Accordingly, Policy D1 has a major positive effect on contributing to the quality of the landscape and city townscape by delivering well designed proposals. Policy D1 will also have a positive effect on adapting to climate change and promoting the use of sustainable drainage systems. The Policy will have a neutral effect on economic and the social sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy D2	X	-	-	-	X	-	XX	-	-	-	-	X	-	-	-	-	-	-

Non-Residential Design

Summary

Policy D2 sets out specific design requirements for non-residential and commercial buildings to ensure that development is well-designed and responsive to the character and distinctiveness of the local area. The Policy sets out criteria that non-residential development proposals should contain including resilience and adaptability for climate change and renewable energy, promotion of SuDS, attractive public realm and amenity space, minimising noise, odour and other types of pollution, protecting the residential amenity, mitigating impacts and ensuring the high quality of the design. The Policy also requires major development proposals to assess how health considerations informed the design of the proposed scheme.

Accordingly, Policy D2 has a major positive effect on contributing to the quality of the landscape and city townscape by delivering well designed proposals. Policy D2 will also have a positive effect on adapting to climate change, improve the health and mental well-being of the population overall and promoting the use of sustainable drainage systems. The Policy will have a neutral effect on economic and the social sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CH1	-	-	-	-	-	XX	X	-	-	-	-	-	-	-	-	-	-	-

Historic Environment

Summary

Policy CH1 seeks to ensure that heritage assets and their settings are sustained and enhanced so that they make a positive contribution to the local character and distinctiveness of the area.

Accordingly, Policy CH1 has a major positive effect on sustaining and enhancing historic assets including their settings, and a positive effect on contributing to the quality of the landscape and city townscape. The Policy will have a neutral effect on all other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CH2	-	-	-	-	-	XX	-	-	-	-	-	-	-	-	-	-	-	-

Archaeology

Summary

Policy CH2 seeks to ensure that all development preserves the significance of archaeological assets. The Policy sets out criteria for the appropriate investigation and mitigation of the archaeological assets affected by development.

Accordingly, Policy CH2 has a major positive effect on sustaining and enhancing historic assets and their settings. The Policy will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CH3	-	-	-	-	-	XX	-	-	-	-	-	-	X	-	-	-	-	-

Chatterley Whitfield

Summary

Policy CH3 provides policy support for development within the former Chatterley Whitfield Colliery that sustains and enhances the cultural, educational and economic value of the site whilst preserving the historic significance of the Site (assets and their settings).

Accordingly, Policy CH3 has a major positive effect on sustaining and enhancing historic assets including their setting and positive effects on encouraging a more equitable society by providing access to a diverse range of cultural and educational facilities.

The Policy will have a neutral effect on all other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CH4	-	-	-	-	-	XX	-	-	-	-	-	-	X	-	-	X	-	X

Spode

Summary

Policy CH4 provides policy support for development within the former Spode factory that will bring the site forward for a viable use that sustains and enhances the historic value of the Site (heritage assets and their settings) and includes a sustainable transport and active travel link to Stoke City Centre.

Accordingly, Policy CH4 has a major positive effect on sustaining and enhancing historic assets including their setting and positive effects on encouraging a more equitable society accessible, via sustainable transport routes, and providing a range of employment opportunities.

The Policy will have a neutral effect on all other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy NA1	-	-	X	-	XX	-	-	-	XX	-	-	-	-	-	-	-	-	X

Green and Blue Infrastructure

Summary

Policy NA1 supports development proposals that improve, link and maintain green and blue infrastructure networks and corridors.

Accordingly, Policy NA1 has a major positive effect on maintaining and enhancing the quality of green spaces and water resources. Policy NA1 will also have a positive effect on maintaining and enhancing biodiversity and contributing to a safe and accessible transport network i.e. cycling and walking. The Policy will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy NA2	-	-	-	-	-	-	-	-	XX	-	-	-	XX	-	-	-	-	X

Open Space and Playing Field Land

Summary

Policy NA2 supports the delivery of a comprehensive range of open spaces and sports facilities across the city to meet the needs of the existing and proposed population. The Policy sets out the level of information applicants will need to provide to support new development proposals. The Policy confirms that the loss of existing green space or sport and recreational facilities will not be supported.

Accordingly, Policy NA2 has a major positive effect on maintaining and enhancing the quality of green spaces and providing the widest possible range of recreational and leisure facilities to all sectors of the community. Policy NA2 will also have a positive effect on contributing to a safe and accessible transport network i.e. cycling and walking. The Policy will have a neutral effect on the other sustainability objectives.

The policy could be enhanced by reference to the contribution green spaces and sports facilities will have on improving the health and mental wellbeing of residents.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy NA3	-	-	XX	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-

Biodiversity and Geodiversity

Summary

Policy NA3 seeks to protect, enhance and secure net gains for biodiversity across the Local Plan Area. The Policy ensures that existing designated geological and ecological sites are protected. The Policy also confirms that all proposals should enhance biodiversity and developments must result in no net loss of biodiversity and provide a measurable 10% net gain (using the statutory biodiversity metric).

Accordingly, Policy NA3 has a major positive effect on ensuring there is an overall net gain in the extent and quality of biodiversity. Policy NA3 will also have a positive effect on maintaining and enhancing the quality of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy NA4	-	-	XX	-	-	-	X	-	X	-	-	-	-	-	-	-	-	-

Trees and Woodland

Summary

Policy NA4 seeks to retain, protect and manage existing trees, hedgerows and woodland with biodiversity value, visual amenity value and landscape value across the Local Plan Area. The Policy ensures that development proposals involving the loss or damage of trees, hedgerows and woodlands to provide acceptable compensation or identify wider benefits to justify the loss.

Accordingly, Policy NA4 has a major positive effect on ensuring there is an overall net gain in the extent and quality of biodiversity. Policy NA4 will also have a positive effect on maintaining and enhancing the quality of landscape and city townscape and the quality of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER1	XX	-	-	-	X	-	-	-	-	X	-	-	-	-	-	-	-	X

Climate Change

Summary

Policy CCER1 supports development that assists the transition to net zero by 2050 by taking a proactive approach to mitigation and adapting by increasing renewable, micro and low carbon energy and district heating networks, providing green and blue infrastructure opportunities, minimising waste and promoting sustainable waste management, improving building efficiency and encouraging greater levels of sustainable travel, such as cycle and walking infrastructure across the Local Plan Area.

Accordingly, Policy CCER1 has a major positive effect on ensuring carbon reduction and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment. Policy CCER1 will also have a positive effect the efficient use of water resources, local communities' taking responsibility (recycling) for the waste that they generate and contributing to a safe and sustainable transport network i.e. cycling and walking. The Policy will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER2	XX	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-

Renewable Energy Generation

Summary

Policy CCER2 supports development proposals that incorporate renewable and low energy generation and storage and associated infrastructure providing the proposals do not harm visual amenity, the natural environment, highway safety, heritage assets, neighbouring land uses and other infrastructure.

Accordingly, Policy CCER2 has a major positive effect on ensuring carbon reduction and adapt to a changing climate by increasing the use of renewable energy. Policy CCER2 will also have a positive effect on heritage assets and landscape character by preventing harm to these area from inappropriate renewable energy development. The Policy will have a neutral effect on the other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER3	-	-	-	-	XX	-	-	-	-	-	-	-	-	-	-	-	-	-

Flood Risk

Summary

Policy CCER3 seeks to ensure that all development takes account of flood risk and suitable mitigation are incorporated into design of all proposals across the Local Plan Area.

Accordingly, Policy CCER3 has a major positive effect on ensuring the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding.

The Policy will have a neutral effect on the other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER4	-	-	X	-	XX	-	-	-	X	-	-	-	-	-	-	-	-	-

Water Management

Summary

Policy CCER4 seeks to ensure that all development takes account of water management and suitable mitigation including sustainable drainage systems are incorporated into design of all proposals across the Local Plan Area. Proposals should incorporate green infrastructure to maximise the multi-functional benefits.

Accordingly, Policy CCER4 has a major positive effect on ensuring the efficient use of water resources, improve water quality, promote the use of sustainable drainage systems and reduce the amount of development within locations at risk of flooding. Policy CCER4 will also have a positive effect on maintaining the extent and quality of biodiversity and of green spaces. The Policy will have a neutral effect on the other sustainability objectives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL - POLICIES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER5	-	-	-	X	-	-	-	XX	-	-	-	-	-	-	-	-	-	-

Minerals

Summary

Policy CCER5 seeks to ensure that important mineral resources are safeguarded against needless sterilisation by non-mineral development. The Policy also sets out criteria for assessing proposals for mineral extraction and non-mineral development that may be detrimental to future mineral extraction, processing or supporting infrastructure. Mineral proposals should also consider and mitigate the impacts upon the amenity of the neighbouring land in terms of water, ecology, landscape, vibration, land stability and pollution.

Accordingly, Policy CCER5 has a major positive effect on ensuring the efficient use of mineral resources, including the recycling and reuse of existing materials where possible to limit the use of primary aggregates and to safeguard their supply. Policy CCER5 will also have a positive effect on reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources. The Policy will have a neutral effect on the other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
SUSTAINABILITY APPRAISAL - POLICIES**

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Policy CCER6	X	-	-	-	-	-	-	-	-	XX	-	-	-	-	-	-	-	-

Waste

Summary

Policy CCER6 seeks to ensure that waste is managed in accordance with the principles of the waste management hierarchy and existing waste management sites are safeguarded.

Accordingly, Policy CCER6 has a major positive effect on the self-sufficiency in the waste treatment and encouraging local communities to take responsibility for the waste that they generate. The Policy will also have a positive effect on SA Objective 1 (adapting to a changing climate). The Policy will have a neutral effect on the other sustainability objectives.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: (BL1)	-	XX	X	XX	X	-	-	X	XX	-	XX	X	X	X	-	-	-	X

Summary

BL 1 comprises the following SHLAA sites 337; 314; 933; 161; 934; 300; 935; 365; and 671.

The site is predominantly green field with areas of tree coverage throughout and Copshurst Quarry is located to the centre with access/egress off Lightwood Road. The site is bounded by the A5005 Lightwood Road to the east, Cocknage Road to the south and west, and Woodpark Lane to the north. An area of what appears industrial units with caravan storage and Woodlands Farm is located within the site boundary to west with access off Cocknage Road. Areas of residential properties are located to the eastern boundary along Lightwood Road.

The site is located within the Meir South Ward.

The Site is identified as City Plan Green Belt allocation.

STOKE-ON-TRENT LOCAL PLAN – REG 19

SUSTAINABILITY APPRAISAL

HOUSING SITES

The nearest Town Centre is Longton, approximately 1.8km to the north along the A50 Uttoxeter Road. The nearest Neighbourhood Centres is Meir Park, approximately 1km to the east on Lysander Road. The nearest Town Centre is Meir approximately 1km to the northeast.

The area of the site to the northeastern corner is identified as a site of Archaeological Interest, known as Land at Lightwell Road.

The northern half of the site is identified as a Mineral Safeguarding area, site number A3.

The nearest Railway Stations are Blyth Bridge approximately 3km to the east and Longton approximately 2.4km to the northwest, providing services to Newark Castle, Crewe and Nottingham.

Public Transport bus stops are located directly to the eastern edge of the site along Lightwood Road, providing service PC5 and 50 to Longton and Hanley.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT AND HOUSING SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 877 and 944 (BL2)	-	XX	X	X	X	-	-	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

BL2 comprises SHLAA sites 877 and 944 is an open area of land located in the Hanford, Newstead and Trentham Ward. The site is identified as Green Belt land. The site is bounded by the A34 Stone Road to the west, a section of the River Trent and Severn Trent Pump Station to the south, Barlaston Old Road to the east, and the Trentham Golf club to the north and east.

The Site is identified as City Plan Green Belt allocation.

An area of Flood Zones 2 and 3 is located to the southern edge of the site.

Nearest Local/Town Centres are Stoke (approximately 5km) to the north and Longton (approximately 4.5km) to the northeast. Nearest Neighbourhood Centre is located on The Lea to the corner junction with Kennedy Road approximately 1km to the north

A site of Archaeological Interest is located to the southern boundary, known as Strongford Mill.

The nearest Railway Stations are located at Stoke and Longton, both being approximately 5km in distance from the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
EMPLOYMENT AND HOUSING SITES

The nearest Public Transport bus stops are located approximately 240 metres to the southeast on Barlaston Old Road and adjacent to the site on the A34 Stone Road, providing services 100 and 101 to Hanley, Stafford and The Knotty.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 954 and 295 (BL 3)	-	XX	X	XX	X	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Summary

Sites 954 and 295 (BL3) is on land partially subdivided by Caverswall Lane. The eastern side of Caverswall Lane is an area of open green land, bounded by Caverswall Lane to the western boundary, what appear to be farm fields to the north and east, and an area of what appears to be heavily foliated land including trees to the southern boundary. The site then crosses Caverswall Lane to the south, where the land is also well foliage with trees, this smaller area of land is bounded by Caverswall Lane to the eastern edge brownfield land to the north, Ludstone Drive to the north and Peckett Drive to the western boundary, to the southern boundary line a section of railway track.

The site is located within the Meir Park Ward.

The Site to the eastern side of Caverswall Lane s identified as City Plan Green Belt allocation.

An area of Flood Zones 2 and 3 is located to the southern edge of the site in an eastern direction.

Areas of low, medium and high risk surface waterflooding runs through the southern edge of the site to both sides of Caverswall Lane.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

A building of Special interest is located to the southern edge of the site to the corner junction of the A50 Uttoxeter Road and Caverswall Lane, known as Caverswall Crossing House, a signal-controlled railway crossing.

The nearest Town Centres is Meir, approximately 900m to the west along the A50 Uttoxeter Road. Neighbourhood Centres are located to the west, north and south of the site at Meir Park, Weston Coyney and Normacot, the nearest being Meir Park, approximately 1km to the south on Lysander Road.

The area of the site to the western side of Caverswall Lane is identified as a site of Archaeological Interest, known as Land off Caverswall Lane.

The nearest Railway Station is Blyth Bridge approximately 1.2 km to the southeast, providing services Newark Castle, Crewe and Nottingham.

Public Transport bus stops are located approximately 400 metres to the south on the A51 Uttoxeter Road, providing services 6A, G02 and PC9 to Cheadle and Newcastle Town Centres.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING SITE**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 402 (BL4)	-	XX	X	X	X	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

Norwich Road
Summary

Site 402 (BL4) comprises open field divided by hedgerows with tree mature coverage. The site is bounded by residential properties fronting the A52 Werrington Road to the north, open green space to the east and south and residential properties to the south-west fronting Worcester Place and Norwich Road. The open space to the south comprises the Norwich Road Playing Fields. Land associated with the former Mitchell High School (now demolished) is situated to the west.

The Site is located within the Bentilee, Ubbertley & Townsend Wards and Eastern Neighbourhood Management Area.

The Site falls within the Green Belt.

The northern boundary of the Site is defined by the Causeley Brook with an associated Flood Zones 2 and 3.

The nearest Town Centre is Hanley approximately 3km to the west. Neighbourhood centres are located Bucknall, Causley Road, and Bentilee, Beverley Drive.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITE

The nearest railway station is Stoke-on-Trent approximately 3.9kms to the southwest providing services to Manchester, Newark Castle, Crewe, Bristol, London, Stafford and Bournemouth.

Public Transport bus stops are located adjacent to the Site on the A52 Werrington Road, providing services 16, 31A, 32, 32A and 32X to Hanley, Stoke-on-Trent, Uttoxeter and Leek.

The Site falls within the Mineral Safeguarding Area for Sand and Gravel.

Kingsland C.E. Academy located approximately 900 metres to the northwest, St. Maria Goretti Catholic Academy approximately 490 metres to southwest and Eaton Park Academy approximately 1.3 km to the west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: (BL5)	-	XX	X	XX	X	-	-	-	XX	-	XX	X	XX	XX	X	-	-	X

Summary

Sites 308; 729; 924; 360 and 855 (BL5) is green space land with isolated areas of tree coverage. The site is bounded by residential properties fronting the A52 Werrington Road to the south, part open green space and residential properties fronting Brockhouse Land and Fourth Avenue to the east, residential properties and Eaves Lane to the west, and open green space and Eaves Lane to the north.

The site is located within the Bentilee, Ubberley & Townsend Ward to the southern section and Abbey Hulton Ward to the northern section.

The Site is identified as City Plan Green Belt allocation.

Small areas of low, medium and high risk surface water flooding is identified.

The nearest Town Centres is Stoke approximately 4km to the southwest. The nearest Neighbourhood Centre is approximately 350 metres to the west on Werrington Road Bucknall, with further Centres locally at Causeley Road and Bentilee. The nearest Town Centre is Hanley, approximately 2.5km to the west

A right of Way runs through the centre of the site from east to west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

The nearest Railway Station is Stoke on Trent, approximately 3.5km to the southwest, providing services to Manchester, Newark Castle, Crewe, Bristol, London, Stafford and Bournemouth.

Public Transport bus stops are located adjacent to the site on the A52 Werrington Road, providing services 16, 31A, 32, 32A and 32X to Hanley, Stoke on Trent, Uttoxeter, and Leek.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 717 (BL6)	-	XX	-	XX	X	-	-	-	XX	-	XX	X	X	X	-	-	-	X

Woodhead Road

Summary

Site BL6 (forming the southern part of 717) comprises of open green fields associated with the Woodhead Road Playing Fields, within the Abbey Hulton Ward. The site falls within the Eastern Neighbourhood Management Area. The site is bounded by Woodhead Road to the north and existing field boundaries with hedgerows to the east, south and west. The land Settlement Allotments are located to the west and the Crestbrook Road Recreation Ground to the south-west.

The Site is in a Mineral Safeguarding area for sand and gravel. A right of way runs through the western part of the Site from north to south.

The nearest Local/Town Centre is Hanley approximately 3km to the south-west. The nearest Neighbourhood Centre is located on Abbots Road approximately 640m to the southwest of the Site. Carmountside Primary School is located 180m to the west of the Site.

Stoke on Trent Railway Station is located approximately 4.9km to the southwest. Public transport bus stops are located on Woodhead Road approximately 390m to the west of the Site.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 123 (BL7)	-	XX	XX	XX	X	-	-	X	-	-	XX	X	X	X	-	-	-	X

Norton Green South
Summary

Site 123 (BL7) is identified as Green Belt land, comprising of areas of open green field located in the Baddeley Milton and Norton Ward, bounded by Norton Lane to the west, open land to the north and north east, the A53 Leek New Road to the south and existing employment (Global Ceramic Materials) and residential premises fronting Diamond Crescent to the south east. The Site is in the Northern Neighbourhood Management Area.

None of the site is located within Flood Zone 2 and 3. The Caldon Canal Conservation Area is located along the north-eastern boundary of the site. One rights of way run through the north-east corner of the site. Downfield Side Lodge House a site of Archaeological interest is located within the southern extent of the site boundary.

The Site falls within the Mineral Safeguarding Area for Sand and Gravel.

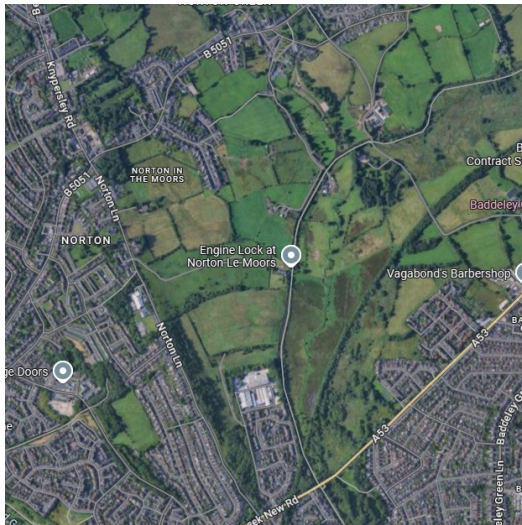
STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

According to Magic Maps, the site is located within a countryside stewardship water quality priority area; phosphate issues priority area; woodland water quality area; an area of woodland flood risks runs in a northerly direction through the centre of the site; national historic landscape characterisation area; partially within a priority species area for lapwing; and an area of Great Crested Newts.

The nearest Local/Town Centre is Tunstall approximately 3km to the west. The nearest Neighbourhood Centre is on New Leek Road approximately 650m to the west of the Site. Norton-le-Moor Primary School is located adjacent to the Site on Norton Lane.

Longport Railway Station is located approximately 4.4km to the southwest. Public Transport bus stops are located to the edge of the site on Norton Lane to the west providing services 8A, 24, 42, 62 and 98 to/from Ball Green, Hanley, St John's Church and D&G Bus Garage.



STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 853 and 307 (BL 8)	-	XX	X	XX	X	-	-	X	XX	-	XX	X	X	X	X	-	-	X

Summary

BL 8 comprises SHLAA sites 307 and 853.

The site is an open green field site located in the Goldenhill and Sandyford Ward, bounded by Broadfield Road/Cotton Road to the north, Burnaby Road/Hollywall Lane to the east, Hollywall Lane to the south, and open green space to west. The Site is identified as City Plan Green Belt allocation.

Areas of medium and high-risk surface water flooding within the site. A Mineral Safeguarding area is located within the site. A right of way runs along the eastern boundary from Elgood Land to Hollywall Lane.

The Trent and Mersey Canal Conservation Area is located adjacent to the south. Chatterley Valley East Enterprise Zone is located to the adjacent side of Hollywall Road.

Magic maps confirm that the site is a woodland priority area; woodland improvement area; priority species area for lapwing and woodland willow tit; a farm wildlife package area; countryside stewardship water quality priority area; and woodland water quality area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

The Nearest Local/Town Centre is Tunstall approximately 1 metre to the southeast. Nearest Neighbourhood Centre is located on High Street approximately 300 metres to the north

Kidsgrove Railway Station is located approximately 1.8km to the north and Longport Railway Station approximately 2.5km to the south. Public Transport Bus Stops are located approximately 300 metres to the north on High Street, providing service numbers 36, 36A, 38, 38A and 103 to and from Hanley, Audley Road, Meir Park and Meir Square.

A number of planning Applications have been identified on the site regarding mines

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING AND EMPLOYMENT SITES**

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Sites: 126, 691, 936, ST54, 689 (BL9)	-	XX	XX	XX	XX	X	-	-	XX	-	XX	X	-	X	-	XX	-	X

Summary

BL9 comprises SHLAA sites 126, 691, ST56, 936 and 689.

The site is located within the Baddeley, Milton & Norton Wards, within the identified Green Belt, comprising areas of open green space, areas of foliage and what appears small areas of brownfield land. The site is dissected in areas by Brindley Ford PRow, Bemersley Road, Peck Mill Lane and further PRow's throughout the site.

The site is bounded by Bemersley Road and open green space to the east, Greenway Bank, Bemersley Road to the north, partially by Colclough Road, Brindley Ford PRow, un-named service road and Whitfield Road to the west, and Whitley Road and Wilding Road to the south.

Areas of the site along the western boundary are located within Flood Zones 2 and 3. Several PRow's are located within the site boundary to the east of the Chatterley Whitfield Colliery Heritage site. An area of Ridge and Furrow site of Archaeological interest is located within the site boundary. Chatterley Whitfield Colliery heritage Centre bounds the site to the west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL**HOUSING AND EMPLOYMENT SITES**

According to Magic Mapos, the site is located within a woodland priority habitat network; partially within woodland improvement areas; priority species area for lapwing; priority species area for corn bunting; within a farm wildlife package area; woodland bird assemblage area; countryside stewardship water quality priority area; phosphate issues priority area; woodland water quality area; an area of woodland flood risk within the boundary; national historic landscape characterisation area; and forestry and woodland schemes.

Nearest Local/Town Centre is Tunstall approximately 2.5km to the southwest. The nearest Neighbourhood Centre is Chell Heath located approximately 800 metres to the southwest on the corner of Chell Heath Road/spring Bank Road.

Longport Railway Station is located approximately 4km to the southwest and Kidsgrove Railway Station approximately 5km to the northwest. Public Transport bus stops are located to the south on Whitfield Road and Wilding Road, providing services 8,42,62,90 and 98 to and from Ball Green, and to the north on Tunstall Road, providing service 7A, 9, 94 and 94A to and from Biddulph, Congleton and Wharf Road.

A number of historic planning applications have been identified within the site for schemes of historic mining and waste disposal.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 871 (BL10)	-	XX	X	XX	X	-	-	X	-	-	XX	X	X	X	X	-	-	X

Norton Green North

Summary

The site 871 (BL10) comprises of open green fields, within the Baddeley Milton and Norton Ward. The site falls within the Northern Neighbourhood Management Area. The site is bounded by Knypersley Road/Bemersley Road to the west, properties fronting Chatsworth Drive to the south and open green space to the north and east. The Norton Central Bowls Club and Allotments are located to the southwest of the Site.

The site is identified as Green Belt. Areas of low, medium and high-risk surface water flooding is noted in the east of the Site. A small area of historic landfill is located in the east of the Site. The Site is also located in a Mineral Safeguarding area for sand and gravel. Two rights of way runs through the centre and south of the site from west to east.

The nearest Local/Town Centre is Tunstall approximately 3km to the west. The nearest Neighbourhood Centre is located to the adjacent side of Knypersley Road to the south-west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

Longport Railway Station is located approximately 4.6km to the southwest. Public transport bus stops are located to the edge of the site on Endon Road to the south providing services 8A and 60 to/from Stoney Lane and Brown Edge, and on Knypersley Road to the west providing services 8A, 24, 42, 62 and 98 to/from Ball Green, Hanley, St John's Church and D&G Bus Garage.

Several historic planning applications have been identified within the site for schemes including waste tipping; small scale residential, dog boarding kennels and equine uses.



STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 378 (BL12)	-	XX	-	XX	XX	-	X	X	-	-	XX	X	X	X	X	-	-	X

Land off Stone Road, Trentham

Summary

Site 378 (BL12) comprises a large expanse of open land in agricultural use with mature vegetation located on the northern, eastern and southern boundaries. The land is define by Stone Road (A35) to the east with residential uses beyond. The southern boundary is defined by Whitmore Road (B5038) with existing residential development beyond. The western boundary is defined by the River Trent. Employment uses associated with car servicing and repairs is located to the north of the site.

The Site is located in the Hanford, Newstead & Trentham Ward and the South Western Neighbourhood Management Area. The Site is in the Green Belt.

The western section of the site, along the flow route of River Trent, is classed as Flood Risk Zone 2 and 3. The western section also falls within a Minerals Safeguarding area for sand and gravel.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

Bus stops are located along Stone Road and a Local Centre is located 380m to the north-east of the Site at the junction of Mayne Street, Wilson Road, Bank Road and New Inn Lane. Priory CoE Primary School is located 300m to the east of the Site. The Site is located 4.7kms to the south-west of Langton Town Centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 657 &ST2 (E1)	-	XX	-	XX	-	-	X	X	-	-	-	X	XX	X	X	XX	X	X

Summary

Located within the Meir Park Ward, within the south-eastern Neighbourhood management Area.

Site located within an urbanised area, bounded by the A50 Uttoxeter Road to the south, existing employment uses to the east, railway lines to the north and an access road between George Avenue and the A50 the west.

Site comprises derelict Previously Developed Brownfield Land (Meir Depot) and a line of trees and foliage to the northern railway boundary.

- Site not located within either Flood Zones 2 or 3.
- Area of low-risk Surface Water Flooding identified to the western boundary.
- Meir Town Centre located approximately 200 metres to the west of the Site.
- Public Transport Bus Stops are located on the bounding A50 Uttoxeter Road providing service IN2 to Cheadle Town Centre and Hanley. Further provision to the local and wider Stoke on Trent area is located within Meir Town Centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

The Site comprises derelict Previously Developed Brownfield Land and a line of trees and foliage to the northern railway boundary, within a highly sustainable area with public transport facilities and services readily available. Very good access is provided to the A50 with linkage to the A500, A34 and M6 Motorway.

The Site is suitable for employment development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST21 (E2)	-	XX	-	XX	X	-	-	-	-	-	-	X	X	X	-	XX	X	X

Summary

The site is brownfield land adjacent to Riverside Park located to the south. The site is currently in use as a lorry park.

The southeastern boundary looks to be partially affected by Flood Zone 3. The site is an area of archaeological interest.

There are bus stops located on the A5006 adjacent to the site. There is good open space provision in the locality.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 789 & ST66 (E3)	-	XX	-	X	-	-	X	-	XX	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Sandford Hill ward, within the south eastern Neighbourhood Management Area.

Site bounded by Mossfield Road and an area of existing employment uses to the south west, Anchor Road to the south east, and footpaths to the north west and north east beyond which lies areas of further employment uses and open land.

The Site comprises areas of hardstanding and Army Reserve Centre and area of green open space within an urban context characterised by employment uses to the north east and north west and residential estate to the south west.

- Not located within either Flood Zones 2 or 3.
- Small areas of low, medium, high-risk Surface Water Flooding identified within the Site.
- Culverted Watercourse located to the north eastern edge of the Site.
- Site covered by areas of Historic Waste Disposal.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Neighbourhood Centre located approximately 800 metres to the southwest on Heathcote Street/Galsworthy Road and Longton Town Centre located approximately 1km to the southwest.
- The north-western half of the Site is identified as Park & Open Space.
- Public Transport Bus Stops are located approximately on the bounding Anchor Road, providing services 1B and 11 to Hanley and Newcastle Town Centre.

The Site is located within a general built up urbanised environment, comprising Previously Developed Brownfield Land and Park & Open Space. The Site is located within a confined employment area all but for the area of Park & Open Space with hard boundaries to residential developments to the south west.

The Site is considered sustainable with nearby public transport facilities and linkage off the B5039 to the A50, A500, A34 and M6 Motorway.

It is considered the Site would be suitable for employment uses.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 409 & ST18 (E4)	-	XX	-	XX	-	-	X	X	-	-	-	X	XX	X	X	XX	X	X

Summary

Located within the Hanley park and Shelton wards, within the south-western Neighbourhood Management Area.

Site bounded by Lordship Lane to the north-west, St Peters Academy and Fenton Manor Sports Complex to the north east, a vehicle access road from the A5007 City Road to the Sports Complex/Academy to the south east, the A5007 City Road to the south, and the A52 Leek Road to the south west.

The surrounding area encompasses a mix of existing employment uses, residential, education facilities, care homes and sports facilities.

The Site is known as the Fenton Manor Landfill Site and comprises areas of hardstanding and Brownfield Land.

- Site not located within either Flood Zones 2 or 3.
- Areas of low, medium and high-risk Surface water Flooding identified within the Site.
- The Fenton manor Sports Centre to the north-eastern boundary is identified as a Building of Special Interest.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Rights of Way identified to the north eastern and north western boundaries.
- Sites of Archaeological Interest known as Fenton Manor House and Whieldon's Pottery identified within the Site.
- Stoke Town Centre located approximately 300 metres to the west, and a Local Centre is located approximately 400 metres to the east on the A50 Victoria Road.
- Fenton Manor Sports Centre to the north eastern boundary is identified as Park & Open Space.
- Public Transport Bus Stops are located bounding the Site on the A5007 City Road and A52 Leek Road, providing services 1, 1A Orange, 1B, 11, 23, 6C, 9 Yellow, 25 and 100 to Hanley, Biddulph, Newcastle Town Centre, Clayton, Keele, Stone Town Centre, Silverdale, Wood Lane, Meir and Newstead.

The Site wholly Brownfield land, currently in use as a landfill site, within an area of mixed uses including employment uses, residential, education facilities, care homes and sports facilities.

The Site is located within a highly sustainable location within 400 metres of Stoke Town Centre, near to schools, sports facilities and public transport facilities, whilst also being located bounding the A52 and A5007 and A500, providing linkage to the A34 and M6 Motorway.

The Site is considered suitable for employment development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 391 & ST61 (E5)	-	XX	-	XX	-	-	X	-	X	-	-	X	X	X	X	XX	X	X

Summary

Located within the Fenton West and Mount Pleasant Wards, within the eastern Neighbourhood Management Area.

Site bounded by Dewsbury Road and an area of Allotments to the west, large area of hardstanding surface level car parking to Fenton Industrial Estate and areas of open space to the north, Bassilow Road to the east, and Fenton Park to the south.

Site comprises Previously Developed Brownfield land with areas of hardstanding to the southern edge of Fenton Industrial Estate.

- Site not located within either Flood Zones 2 or 3.
- Areas of low, medium and high-risk Surface Water Flooding identified within the Site.
- Culverted watercourse located to the north-eastern corner of the Site.
- Right of Way footpaths run along the eastern and southern boundaries.
- Berry Hill Potteries area of Archaeological Interest within to the northern edge of the Site.
- Historic Waste Disposal sites know as Berry Hill Tip and north of Fenton Park to the northern and southern boundaries.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Tree Preservation Order 32 is located to the western area of the Site.
- Local Centre located approximately 200 metres to the south on the A50 Victoria Road and Fenton Town Centre located approximately 700 metres to the south on the A5007 City Road.
- Public Transport Bus Stops located bounding the Site to the west on the A50 Victoria Road, providing services 6, 6A and 50 to Hanley, Park Hall, Blythe Bridge, Coalville and Newstead.

The Site is Brownfield Land located within an employment use context bounding the Fenton Industrial Estate. No residential development bounds the Site therefore no amenity issues would occur.

The Site is located within a sustainable area dominated by employment uses with good public transport facilities and linkage to the A500, A34 and M6 Motorways via the bounding A50 Victoria Road.

Although Tree Preservation Order 32 is located to the western area of the Site, it appears that these trees have been previously removed.

Site considered suitable for employment development.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 903 (E6)	-	XX	X	XX	-	-	-	-	XX	-	-	X	X	X	-	XX	-	X

Site 903 (E6) is located adjacent to Sites 233 and 791, with Site 903 being the largest of the three. The site is currently vacant grassland with some mature vegetation and is classed as an area of open space.

Residential uses border the site to the east. Open spaces (Sites 233 and 791) border the site to the south, with residential uses located beyond, the area to the west is occupied by a recycling/waste/removal/construction materials yard. Open fields extend up to the north of the site. Bus stops are located along King Street (A5007) to the south along with some retail uses however these are not classed as a designated centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 677& ST4 (E7)	-	XX	X	XX	X	-	-	-	XX	-	-	X	X	X	-	XX	X	X

Summary

Located within the Fenton West and Mount Pleasant Wards, within the eastern Neighbourhood Management Area.

Site bounded by open green land to the north/north-east, Dewsbury Road to the east, and existing employment uses to the south and west off Dewsbury Road and Berry Hill Road within the Fenton Industrial Estate.

The Site comprises open green land with trees and foliage throughout, and an area of existing employment units identified as being located on Fenton Trade Park to the southern boundary.

- Site not located within either Flood Zones 2 or 3.
- Small areas of low, medium and high-risk Surface Water Flooding identified within the Site.
- Culverted Watercourse runs along the north/north-eastern boundary.
- Three areas of Archaeological Interest identified as Railway Pit, Rose Hill Pits and Berry Hill Coal & Iron Works located within the southern area of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Local Centre located approximately 900 metres to the south on the A50 Victoria Road.
- Public Transport Bus Stops located approximately 200 metres to the west on the A50 Victoria Road, providing services 6, 6A and 50 to Hanley, Park Hall, Blythe Bridge, Coalville and Newstead.

The Site is located within an employment use context, being bounded to the east, south and west by such uses, and includes an area of existing employment units known as Fenton Trade Park to the southern area. No residential development bounds the Site therefore no amenity issues would occur. Whilst the Site comprises predominantly green open land it is not identified as Park & Open Space.

The Site is located within a sustainable area dominated by employment uses with good public transport facilities and linkage to the A500, A34 and M6 Motorways via the bounding A50 Victoria Road.

Site considered suitable for employment development.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 438 (E8)	-	XX	X	XX	-	-	-	-	XX	-	-	X	X	X	-	XX	-	X

Summary

Site 438 (E8) is an open site mainly surrounded by industrial uses with newly built residential development on the adjacent side of Botteslow Street. The site itself is low value / informal green space. With large recreational green space available approximately 400m to the south east.

On balance, due to the low amenity value of the greenspace, although limited in size, the site is considered to be acceptable for employment development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 387 & ST74 (E9)	-	XX	-	XX	-	-	-	-	-	-	-	X	X	X	X	XX	X	X

Summary

Located within the Etruria and Hanley Wards, within the western Neighbourhood Management Area.

The Site comprises open brownfield land where all previous structures have been demolished. The Site is defined by Clough Street to the north, the A5008 Potteries Way to the east and Sun Street to the south. The western boundary is defined by an existing fence with employment used beyond.

The Site comprises:

- Land not located within either Flood Zones 2 or 3 but areas of low, medium and high-risk Surface Water Flooding are identified within the Site.
- Sites of Archaeological Interest known as Robson Street Rope Works, Vulcan Pottery, Havelock Flint Mill, Kensington Pottery, St James Street Pottery, Pottery Works Robson Street are all located within the Site boundary.
- Land located to the western edge of Hanley Town Centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- An area of Park and Open Space, known as Smallwood Playing Field, is located 300m to the west of Site.
- Public Transport Bus Stops bound the Site to the north on Clough Street and the east on the A5006 Broad Street, providing services 37, 101 the Knotty and 164 to Hanley and Longton. Further services to the local and wider Stoke on Trent areas can be found within the town centre.

The Site is located within an urbanised area to the edge of Hanley Town Centre, which is highly sustainable, comprising a mix of existing employment uses, surface level hardstanding car parking areas and Previously Developed Brownfield land, near to local and wider area Public Transport facilities and the A5006, A5008 linking to the A53, A500, A34 and M6 Motorway.

Site is considered suitable for employment uses.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 158 (E11)	-	XX	-	XX	-	-	-	X	-	-	-	XX	XX	XX	-	XX	X	XX

Summary

Site 158 (E11) is a brownfield site with the majority of buildings cleared. The site has an extant permission for the provision of a food store (use Class A1). The locality is a mixture of industrial/residential development.

The site is approximately 600m from Hanley Town Centre to the east of the site. The nearest bus stop is around 500m to the south on Etruria Road. There are further bus stops on Waterloo Road to the north. There is open space in the local area.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 737 (E12)	-	XX	-	XX	-	-	-	-	-	-	-	X	X	XX	-	XX	X	X

Summary

Site 737 (E12) is a brownfield site (former Greenhouse 2000) in a mixed area comprising mainly warehouses, corporate and commercial development. A watercourse is situated in the south of the Site.

The canal runs to the north of the site. Festival Retail Park is located approx. 400m to the east.

Trent and Mersey Canal Conservation Area is located to the immediate north of the site.

There are bus stops in proximity to the site off Festival Way to the south of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST5 (E13)	-	XX	-	XX	XX	-	X	-	-	-	-	X	XX	X	-	XX	X	X

Summary

Located within the Hartshill and Basford Wards, located within the South western and western Neighbourhood Management Areas.

Site bounded by the A53 Etruria Road to the north, railway lines and Etruscan Street to the east, the B5045 Shelton New Road to the south and Garner Street to the west.

The Site comprises existing large-scale employment uses, hardstanding areas and areas of what appears Previously Developed Brownfield land. The Railway line sub-divides the site east and west to the southern half of the Site.

The Site is bounded by existing employment uses with a residential estate located to the east.

- Large section of the Site located within the Cliff Vale Enterprise Zone.
- Site located within Flood Zones 2 and 3 and low. Medium and high-risk Surface Water Flooding areas.
- Two Culverted Watercourses are located within the Site.
- Two Sites of Archaeological Interest located within the Site identified as Etruria Pottery and Etruria Gas Works.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- An area of River Bank Planning runs north to south through the Site.
- Hanley Town Centre is located approximately 1.2km to the east and approximately 1km to the south east lies a Neighbourhood Centre on the A5006 Stoke Road.
- Public Transport Bus Stops are located to the northern boundary on the A53 Etruria Road and to the south boundary on the B5045 Shelton New Road, providing services 37, 101 the Knotty, 4 and 4A to Wereton, Talke Pits, Hanley, Longton and Stafford Town Centre.

The Site is located within an employment use context. The Site comprises existing large-scale employment uses, hardstanding areas and areas of what appears Previously Developed Brownfield land, within a sustainable location for such uses with good access to Public Transport services and with good highway connection to the A500 linking the A34 and M6 Motorway.

The Site is considered suitable for employment use development.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 282 & ST6a (E14)	-	XX	X	XX	X	-	-	-	XX	-	-	X	XX	XX	X	XX	X	XX

Summary

Site 282 & ST6a (E14) comprises an area of brownfield and open land with trees located sporadically throughout. The Site is bounded by the Newstead Industrial Estate to the north, being bounded by residential properties to the north and west, Newstead Brook and residential properties fronting Waterside Drive to the east, and open green space to the south. Two tracks run across the site from south to the northeastern and northwestern area.

The site is located within the Hanford, Newstead & Trentham Ward.

The Site is identified as Green Belt.

Areas of low, Medium and High-risk Surface Water Flooding is identified predominantly to the eastern boundary.

A culverted Watercourse is identified to the northern area.

A Site of Archaeological interest is identified to the western side of the site, known as Land off Crowcrofts Road and Alderflat Drive.

The nearest Local Centres is Longton, approximately 2.5km to the northeast.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

The nearest Neighbourhood Centres are Trentham Lakes located approximately 300 metres to the north at Stanley Matthews Way, and Blurton approximately 320 metres to the east

The nearest Town Centre is Longton, 2.5km to the northeast.

The nearest Railway Station is Longton, approximately 3km to the northeast, providing services to Newark Castle, Crewe and Nottingham.

Public Transport bus stops are located approximately 150 metres to the north on the A5035 Trentham Road and to the eastern boundary on Waterside Drive, providing services 22, 24, 40, 40a 100 and GO2, to Hanley, Newcastle, Norton in the Moors and Longton.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 918 (E15)	-	XX	-	XX	-	-	-	-	-	-	-	X	X	XX	-	XX	X	XX

Summary

Site 918 (E15) is brownfield land adjacent to Scott Lidgett Industrial Estate to the north and housing off Scott Lidgett Road to the south. The site looks to have been developed at one time and now looks to be heavily overgrown.

There is an area of Archaeological Interest near the northern boundary.

There is good open space provision in the locality There are bus stops approx. 125m from the site off the A5271 to the west. Longport Railway Station is located approx. 270m to the west.

The A500 is located approx. 260m to the south of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 358, ST37&26, 533(E16)	-	XX	X	XX	-	X	-	-	XX	-	-	X	-	X	-	XX	X	X

Summary

Located within the Tunstall Ward, within the northern Neighbourhood Management Area.

Site bounded by the A527 to the north, a towpath and section of the Trent and Mersey Canal to the east, existing woodland with Westport Lake beyond to the south and a railway line to the west.

The Site is divided by an access driveway (Copp Lane) off Chemical Lane. Four terraced residential properties are located on Copp Lane in the east of the Site. The Site comprises an area of mature trees and foliage adjacent to the northern and southern boundaries. The open land was previously known as Ravensdale Sports Field but now comprises brownfield land used for material (aggregates recycling) processing and storage. The mineral processing operation utilises an existing rail head facility.

- The Trent and Mersey Canal Conservation Area runs along the eastern boundary and protrudes into the Site in the northeastern part of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- The northern part of the Site and the south-east part of the Site are located within either Flood Zones 2 or 3.
- Culverted Watercourses are located within the Site boundary.
- Right of Way 168 runs from the east into the Site.
- Sites of Archaeological Interest known as Ravensdale New Forge, Canal Branch Ravensdale and Cottages Ravensdale Terrace are located within the Site.
- The Site is located on the former Ravensdale Tip Historic Waste Disposal site. The Site is not however regarded as contaminated land.
- Tunstall Town Centre is located approximately 650 metres to the east.
- Site located within Canal Planning Buffer zone.
- Public Transport Bus Stops are located approximately 650 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The Site is considered suitable for employment uses.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 684 7& ST38 (E17)	-	XX	X	XX	X	-	-	-	-	-	-	X	X	X	-	XX	X	XX

Summary

Located within the Goldenhill and Sandyford wards, within the northern Neighbourhood Management Area.

Site bounded by Hollywall Lane to the northwest and west, Chatterley Road to the south, Reginald Mitchell Way (A527) to the east and open green land to the north. A lake/pool is located to the western edge of the Site within open land. The surrounding area is characterised as open green land to the north and west and a mix of employment uses to the northeast and south and residential to the east.

- The Trent and Mersey Canal Conservation Area is located to the southwest of the Site.
- The Site is not located within either Flood Zones 2 or 3 but small areas of High-Risk Surface Flooding is noted within the Site.
- Designated Green Belt is located to the adjacent western side of Hollywall Lane.
- Right of way 66 runs east to west through the centre of the Site.
- An area of Historic Waste Disposal known as Land at Bankeyfields is located to the northeastern corner of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Nearest Local Centre located approximately 1km metres to the north on the A50 High Street and Tunstall Town Centre is located approximately 800km to the south on the A50 High Street.
- A Canal Planning Buffer Zone runs along and within the western side of the Site.
- Public Transport Bus Stops are located approximately 420 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The Site is considered suitable for employment uses.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST80 (E20)	-	XX	-	X	-	X	-	-	X	-	-	X	XX	X	X	XX	X	XX

Summary

Located within the Burslem Ward, located within the western Neighbourhood Management Area.

Site bounded by the A5271 to the north and west, Shirley Street to the east and existing employment uses to the south. Within the Site boundary lies Trubshawe Street and Bridgewater Street, both joining off the A5271.

The Site comprises a mix of green open land and previously Developed Land within a general employment use context.

- Site bounds the Trent & Mersey Canal Conservation Area to the west and south and the Newcastle Street Conservation Area to the east.
- Site not located within either Flood Zones 2 or 3; an area of low risk Surface Water Flooding is located along Bridgewater Street within the Site boundary.
- A Grade II Listed Building runs adjacent to the southern boundary known as the former Warehouse at Longport Wharf.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Local Centre located approximately 300 metres to the east on the B5051 Newcastle Street and Burslem Town Centre approximately 700 metres to the east.
- Site covered predominantly by a Cana Planning Buffer zone.
- A small triangular shaped area of land to the centre of the Site is allocated as Park & Open Space.
- Public Transport Bus Stops are located bounding the Site on the A5271 Newcastle Road and Davenport Street, providing services 94, 94A, 98 and 99 to Newcastle Town Centre, Ball Green, Chell Heath and Congleton.

The Site comprises green open land and Previously Developed Brownfield Land within employment use context.

A small triangular shaped area to the centre of the Site is allocated as Park & Open Space; however, the Site consists of an area of previously developed Brownfield Land and is within a general employment use context, being bounded by such uses to the south east and west.

The site is situated within a highly sustainable location for employment uses, close to Public Transport Bus Stops, Tunstall Town Centre and the A5271 and B5051 providing convenient access to the A500, A34 and M6 Motorway.

Any development would require care to be taken in regard to the surrounding Conservation Areas and Grade II Listed Building.

The Site would be suitable for employment uses.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST34 (E21)	-	XX	X	XX	X	-	-	-	XX	-	-	X	X	X	-	XX	X	X

Summary

Site located within the Goldenhill and Sandyford Wards, within the northern Neighbourhood Management Area.

Site bounded by Hollywall Lane to the north and north west beyond which lies Hollywall Farm, an existing large-scale Wickes Hardware unit/shed to the north east, Marlborough Way to the west beyond which lies a further large-scale unit/shed, and open green land to the south. The Site wholly comprises open green land.

- Site located within the Chatterley Valley East Enterprise Zone.
- Footpath 15 runs along the north eastern boundary.
- Designated Green Belt located to the adjacent north, norther western side of Hollywall Lane.
- The Site is not located within either Flood Zones 2 or 3, or within an areas identified as at risk to Surface Water Flooding.
- Nearest Local Centre located approximately 900 metres to the north on the A50 High Street and Tunstall Town Centre is located approximately 1km to the south on the A50 High Street.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Public Transport Bus Stops are located approximately 450 metres to the east on the A50 High Street, providing services 3 and 3A to Hanley, Radway Green, Talke, Crewe and Clough Hall.

The Site comprises green open land within a generally commercial/industrial context and is located within the Chatterley Valley East Enterprise Zone where Core Strategy Policy ASP3 encourages employment development. Furthermore, the site is situated within a sustainable location for employment uses, close to accessible road transport links in the form of the A50 and A527, leading to the A500, A34 and M6 Motorway.

The Site is considered suitable for employment uses.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 417 & ST63 (E22)	-	XX	X	XX	X	X	-	-	XX	-	-	X	-	X	-	XX	X	-

Land at the end of Mossfield Road
Summary

Located within the Bentilee and Ubbberley wards.

Site bounded by green open land to the north-west, west and north-east and existing employment uses to the south-east on Mossfield Road.

The site comprises open green land with a number of small number of ponds to the south-western corner. The area is characterised as mixed, incorporating open green land, employment uses and residential.

- Site not located within either Flood Zones 2 or 3. A small area of low-level surface water flooding is identified within the site.
- A right of way runs west to east along the south-eastern boundary.
- The eastern and north-eastern edge of the site is identified as being located within the Berryhill Fields Local Wildlife Site which is designated due to the presence of unimproved and semi-improved neutral and acidic grassland and reedbeds.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Lawn Farm Moated Site – Scheduled Ancient Monument is located approximately 30m to the east of the Site. Harry Hall Farm Archaeology Site is located in the east of the Site.
- Bentilee Local Centre is located approximately 700 metres to the north-east on Ubbertley Road and a neighbourhood centre approximately 700 meters to the south on the corner of Galsworthy Road/Heathcote Street.
- Public transport bus stops are located approximately 1km to the south-east on Anchor Road, providing services 1B and 11 to Hanley and Newcastle Town Centre.

Whilst the site is bounding an existing employment use site it is located within the confines of the Berryhill Fields are of Parks & Open Space and parts of the site are within the Berryhill Fields Local Wildlife Site.

The site is not located conveniently to public transport bus stops or convenience facilities.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 977 & 500 (E23)	-	XX	-	XX	-	X	-	-	-	-	-	X	X	X	X	XX	X	X

Former Johnsons Tiles Site
Summary

Located within the Tunstall Ward, within the northern Neighbourhood Management Area.

Site bounded by Watergate Street to the south with existing employment uses beyond and a section of the Trent and Mersey Canal to the west. The northern and eastern boundaries are defined by existing mature trees with Goldendale Park and Nash Peake Street Open Space.

The Site comprises existing and former employment uses. The Site is Previously Developed Brownfield Land, being located within a predominantly employment use context.

- Section of the Trent and Mersey Canal Conservation Area runs along the western boundary.
- Located within the Highgate Ravensdale Enterprise Zone.
- No part of the site is located within Flood Zones 2 and 3.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

EMPLOYMENT SITES

- Sites of Archaeological Interest known as Valley Works and Pottery/Tile Works Brownhills are located within the Site.
- Tunstall Town Centre located approximately 300 metres to the north-east.
- Western boundary located within a Canal Planning Buffer zone.
- Public Transport Bus Stops located approximately 360m to the east of the Site on A5271 Brownhills Road, providing services 94, 94A and 99 to Newcastle Town Centre, Chell Heath and Congleton, further Bus Stops are located with the adjacent Town Centre to the local and wider areas.

The Site comprises existing employment uses and Previously Developed Brownfield Land, within an area identified as an Enterprise Zone and surrounded by existing employment uses.

The site is situated within a sustainable location for employment uses, close to Public Transport Bus Stops, Tunstall Town Centre and the A5271 and A527 with close accessible transport links to the A50, A500, A34 and M6 Motorway.

Employment uses would be considered suitable on this site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 961(H1)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 961 (H1) is a brownfield site comprising existing residential development and hardstanding. The local area is predominantly residential.

There is good open space provision and a number of amenities in the locality.

There are bus stops within the vicinity of the site, approx. 100m to the south off Trentham Road and approx. 100m to the north off Ripon Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 774 (H2)	-	XX	X	XX	-	-	-	-	-	-	XX	X	XX	XX	X	-	-	XX

Summary

The site appears to have been previously developed, cleared and left vacant for some time, as suggested by the mature vegetation present. The site is accessible via Melville / Reservoir Road, to the rear of Alexandra Infant School. There are a number of open space assets in the vicinity, including sports pitches and Spring Park Alexandra. Bus stops are located close by along Meir Road, Upper Belgrave Road and Uttoxeter Road.

The site within 400m walking distance of a defined Neighbourhood Centre, and we also note there are a number of retail conveniences (mini markets, convenience stores, a Post Office, a bakery and more) located within a 500m distance of the site which do not fall within a defined centre boundary.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 766 (H3)	-	XX	X	XX	-	-	-	-	XX	-	XX	X	XX	XX	-	-	-	XX

The site is greenfield land located off Power Grove. Heavy tree cover exists across the site. St Thomas More Academy neighbours the site to the south and the A50 is located to the north.

The site is classed as a Park and Open Space and is known to have been historically used for waste disposal. Longton Town Centre is located approximately 600m to the east and Longton Railway Station is located approximately 750m further to the east.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 865 (H4)	-	XX	-	XX	-	-	-	-	XX	-	XX	X	X	X	X	-	-	X

Summary

Site 865 (H4) provides green space and a green link through to a larger park. The topography of the site is sloped. The nearest retail area features a Tesco Express approximately 250m northeast of the site.

Redevelopment of the site would result in the loss of green space, on balance there would be more sustainable alternatives.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 971 (H5)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 971 (H5) is a brownfield site located to the north of Yeoman Street Park.

Stoke Local Centre lies approx. 350m to the north.

There is good open space provision in the locality and good access to amenities.

There are bus stops within the vicinity of the site, approx. 130m to the northwest off London Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 506 (H6)	-	XX	-	XX	X	X	X	-	XX	-	XX	X	X	X	X	-	-	X

Summary

Site 506 (H6) is located within the Penkhull Village Conservation Area, the site incorporates the Grade II Listed Penkhull Farmhouse.

The site is less than 100m for the Penkhull parade of retail outlets.

Nearest bus stop is approximately 100m away on Newcastle Lane.

Development of the site would result in the loss of greenfield space. Judgement would have to be made by a case officer on the impact of proposals on the conservation area and setting of the listed farmhouse.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 660 (H7)	-	XX	X	-	X	-	-	-	XX	-	XX	X	X	X	X	-	-	X

Summary

Site 660 (H7) although the site does not appear to have previously been developed and therefore is considered green space, the site is not accessible to the public at present. The site is sandwiched between existing residential uses.

The site is under 400m from Stoke Town Centre.

Although the site could be classed as green space it has low amenity value as it is inaccessible for recreation. Access to the site could be gained from Bilton Street.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 193 (H8)	-	XX	-	XX	-	XX	XX	-	-	-	XX	X	X	XX	X	-	-	X

Summary

Site 193 (H8) is a brownfield site, home to the Grade II listed Falcon Works Pot Bank. The site appears to be disused.

The site is located approximately 250m from Stoke Town Centre which is to the northeast and 150m from the nearest bus stop which lies to the east on London Road. There are amenities in close proximity to the site.

The site is located within an area of archaeological interest. Redevelopment of the site has the potential to repair and restore listed buildings.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 960 (H9)	-	XX	-	XX	-	X	X	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 960 (H9) is brownfield land including Grade II listed British Ceramic Research Association Headquarter and Laboratories (currently operating as Lucideon CICS Limited), a variety of other buildings and green space. The site also includes the Hospice site to the north on the other side of Queens Road.

180-186 Queen's Road is designated a Building of Special Interest. The site is located in the Hartshill Conservation Area. There are a large number of TPOs on around the perimeter of the listed building, generally near the northern and southern boundaries.

There is good open space provision in the locality There are bus stops approx. 150m from the site off Newcastle Lane to the south.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 512 (H10)	-	XX	X	XX	XX	XX	-	-	-	-	XX	X	XX	XX	XX	XX	-	XX

Summary

The site is located adjacent to Stoke town centre and contains a number of retail units, a museum, former warehouses and industrial units. The north east section of the site has been cleared and is currently derelict land. Fowlea Brook forms the site's north eastern border.

The site is wholly within the Stoke Conservation Area, contains a Building of Special Interest (Spode Works) and a Grade II Listed Building (Spode Pattery Factory) and is designated as an area of Archaeological Interest. There are several Listed Buildings located adjacent and in proximity to the site including the Grade II Listed Jubilee Hall, Glebe Hotel, Stoke Cenotaph and St Peters Church.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 320 (H11)	-	XX	-	XX	-	X	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 320 (H11) was formerly North Staffordshire Royal Infirmary. The majority of buildings have been demolished.

Although the site has no listed buildings, there is a Building of Special Local Interest within the site and it is a Site of Archaeological Interest. The site also features some TPOs.

A small portion of the southwestern area of the site falls within Hartshill Conservation Area.

The nearest bus stop is adjacent to the site on Princes Road. Stoke Local Centre is approximately 600m to the east. Several areas of open space exist in the local area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 297 (H12)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 297 (H12) is brownfield land, currently forming a car park. The majority of the site is hardstanding.

There are amenities within the vicinity of the site as well as several areas of open space.

Bus stops are located approximately 100m away to the north/northwest of the site and are located on The Avenue and Hartshill Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 238, 678 and ST85 (H13)	-	XX	-	XX	-	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

Summary

Site H13 comprises SHLAA sites 238, 678 and ST85.

The western part of the site (238) is brownfield land formerly comprising the Tuscan Works (now demolished). The former Tuscan Works have been demolished albeit the foundations and boundary walls/gates fronting Anchor Road and Forrister Street remain. The former Tuscan Works are designated a Site of Archaeological Interest.

The eastern part of the site (678 & ST85) comprises an area of open grassland in the north and an unused surface car park, associated with the former Tuscan Works, to the south. The northern section is also classed as a park and open space. The overall site is considered to comprise mainly brownfield land.

The former car park is accessed from Forrister Street and existing residential premises fronting Priestly Drive, Goldsmith Place and Sitwell Grove define the south, eastern and northern boundaries respectively.

The Site is in the Longton & Meir Hay South Ward and the South Eastern Neighbourhood Management area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

Bus stops located adjacent to the site on Anchor Road, Forrister Street and Sitwell Grove. Longton Station is located approximately 450m to the southwest.

Longton (Local Centre) is located approximately 300m to the southwest and Meir Hay Neighbourhood centre is located 330m to the east. Gladstone Primary Academy is located 190m to the northwest of the Site. There are a number of areas of open space within the vicinity of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 963 H14)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 963 (H14) is a brownfield site comprising Robinson Court, Pedley Court, hardstanding and amenity grassland. Both buildings are designated as Buildings of Special Interest. The local area is predominantly residential.

Longton Cricket Club Ground lies to the south of the site. Blurton Church Conservation Area is located to the north.

A Public Right of Way runs near the northern boundary of the site. There is good open space provision and a number of amenities in the locality.

There are bus stops within the vicinity of the site, approx. 70m to the west off Ripon Road, and approx. 300m to the east off Barlaston Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 846 (H15)	-	XX	X	XX	-	-	-	-	XX	-	XX	X	XX	XX	-	-	-	XX

The Site at Brookwood Drive is greenfield land comprising the Princess Drive/Landsbury Grove Playing Fields.

The Site is located within the Meir Hay North, Parkhall and Weston Coyney ward and the SouthEastern Neighbourhood Management Area. The Site is bounded by the land and buildings associated with Weston Coyney Junior School to the west and existing residential premises fronting Lansbury Grove, Valley Road, Axon Crescent and Princess Drive to the south, east and north of the Site.

The Site is located 900m to the north-east of Meir Town Centre and near local facilities including Weston Junior School and Rowan House School.

Despite the loss of part of the existing playing fields there are other areas of open space and playing field within the vicinity of the site including Whitcombe Road Playing Fields and Queens Walks Public Open Space. The closest bus stop is situated approximately 120m to the west of the Site on Weston Road/Brookwood Drive.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
Site Reference: 172 (H16)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	X	X	-	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

The site was formerly occupied by a secondary school which was cleared during approx. 2016/2017. The eastern portion of the site was the location of the school buildings and sports pitches, with amenity grassland mainly characterising the central and western portions. A small area of woodland is located in the southwestern area of the site and it is understood this area is publicly accessible and was not part of the former school premises.

Longton town centre is approximately 200m to the east of the site. Bus stops are located along Heathcote Road and Sunderland Road to the north and east. Longton Station is located to the north approximately 850m walking distance from the site.

The site has areas of archaeological interest and is in proximity to three Grade II Listed Buildings (located at Longton cemetery).

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 878 (H17)	-	XX	X	XX	-	-	-	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

The site is previously developed land located between residential uses and employment / commercial uses. The nearest bus stops are located approximately 340m away on Park Hall Road (A5272). The site is also in proximity to a SSSI (Hulme Quarry) and numerous open space assets and recreation opportunities.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 220 (H20)	-	XX	X	XX	-	-	-	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

The site formerly accommodated a healthcare residential centre which closed over 10 years ago and has remained vacant ever since. The area is predominantly residential though Cinderhill Industrial Estate lies a short distance to the west. The site has an extant permission for the provision of a Lidl supermarket.

Birch Wood is a Local Wildlife Site, is covered by a Tree Preservation Order and lies adjacent to the site to the north. 'Coyney Woods Local Nature Reserve - Birch Wood' also lies adjacent to the site to the north. Coyney Woods / Weston Sprink is located to the south of the site on the opposite side of Weston Coyney Road and is designated as a Local Nature Reserve and Local Wildlife Site. There are a number of public rights of way in the local area.

Public transport links are available adjacent to the site on Weston Coyney Road. The Neighbourhood Local Centre is located approximately 400m to the southwest.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 469 (H21)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	XX	-	X

Summary

Site 469 (H21) is previously developed land sandwiched in between two sets of allotments. The site is previously developed and appears to have an existing business operating from the site 'Pottery crafts'.

The site is brownfield and could be sustainably redeveloped for housing.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 390 & ST15 (H24)	-	XX	X	XX	X	-	-	-	XX	-	XX	X	X	-	X	-	X	X

Summary

Located within the Hanford and Trentham Wards, within the southwestern Neighbourhood Management Area.

Large Site area bounded by an access lane off Wilson Road to the north and green open space beyond, a section of the Trent & Mersey canal and Longton Brook to the east, Longton Brook and the rear of residential properties fronting Constance Avenue to the southeast, the rear of residential properties fronting Omega Way, Eastwick Crescent and New Inn Lane to the southeast and residential properties on Renfrew Place, Carrick Place, St James Place and Chatsworth Park Avenue to the east.

Site comprises large area of green open space including trees and foliage and the Trentham Rugby Union Football Club site.

- Trent & Mersey Canal Conservation Area bounds the Site to the east.
- Areas of Flood Zones 2 and 3 run along the eastern boundary.
- Small areas of low, medium, and high-risk Surface Water Flooding throughout the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- Right of Way runs east to west to the northern boundary.
- Land off Wilson Road area of Archaeological Interest located within the Site.
- Area of Historic Waste Disposal located to southwestern area of the Site.
- Local Centre located approximately 300 metres to the west on Mayne Street and approximately 900 metres to the southeast on the A5035 Trentham Road.
- Canal Planning Buffer zone identified to the Trent & Mersey Canal eastern boundary.
- Building of Special Local Interest identified as 99-129 New Inn Lane located to southwestern boundary.
- Site not identified as Park & Open Space.
- Public Transport Bus Stops are located within the residential estates that bound the Site providing services 21, 22 Longton, Trentham, Newcastle Town Centre and Hanley.

Site comprises of an extensive area of green open space, which is not identified as Park & Open Space, being bounded by residential housing estates to the south and west and employment uses to the north and east beyond the Canal, consequently the surrounding area is of mix of residential and employment uses.

The site is considered sustainable with public transport facilities, shopping facilities and transport infrastructure to the wider area via the A500 and A50 and linkage to the A34 and M6 Motorway.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
Site Reference: 132 (H26)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	X	-	-	-	-	XX	-	XX	X	X	-	X	-	-	X

Summary

Site 132 (H26) is part previously developed and part undeveloped. Previously hosted St Peter’s Academy, school buildings have been demolished.

Local Wildlife Site ‘Berryhill Fields’ adjoins to the south. The nearest bus stop is approximately 50m from the northern part of the site on Southall Way. Neighbourhood Local Centre is located on Southall Way though many of the facilities have closed over recent years.

On balance, the site has some potential to re-use previously developed land.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 494 (H27)	-	XX	-	X	-	-	-	-	X	-	XX	X	XX	XX	X	-	-	XX

Summary

Site located within the Bentilee and Ubberley Wards, within the eastern Neighbourhood Management Area.

Site Bounded by Dawlish Drive running northeast, Wellfield Road running southwest, the north western curtilage of Bentilee Nursery School to the south east and the rear curtilage of residential properties fronting Farleigh Grove to the northwest. The Site comprises a mix of green open space with mature trees/foliage to the curtilage boundaries and Previously Developed Brownfield land within an built up urban residential context.

- Site not located within Flood Zones 2 or 3.
- Bentilee Local Neighbourhood Centre located approximately 200 metres to the south east.
- Site located within the Brookhouse and Ubberley Residents Associated Area.
- Bentilee Nursery School located adjoining the Site. St. Maria Goretti Catholic Academy located approximately 230 metres to the north. Maple Court Academy located approximately 800 metres to the south east.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- Public Transport Bus Stops are located nearby on Dawlish Drive providing services 1B, 11, 11B and 37 to between Hanley and Newcastle Town Centre.

Site located within a highly sustainable location close to Public Transport bus stops, Schools and the Bentilee Local Neighbourhood Centre. Furthermore, the Site is bounded by development within a built up residential urban context. Whilst the Site comprises areas open space it is not designated as Public Open Space, and the Site also incorporate areas of Previously Developed Brownfield land.

The Site is considered suitable for residential development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 157 (H29)	-	XX	-	XX	-	X	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

The site is brownfield land within a built up area and appears quite overgrown. The majority of the site is cleared although it appears there are some poor quality industrial buildings scattered around the site. There are two areas of archaeological interest near the eastern and southern boundaries.

A portion of the site within the western aspect lies within Caldon Canal Conservation Area. Bus stops are located directly adjacent to the site and within the site (Shelton New Road). The site is approximately 700m to the southwest of Hanley Town Centre.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
Site Reference: 436 (H30)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	X	XX	-	X

Summary

Site 436 (H30) compasses a large area including various industrial / commercial buildings and a Mosque. The site is located just 150m outside Hanley Town Centre, it also approximately 200m to Hanley Park.

Part of the site in the ‘North Shelton Development Area’ Housing Zone.

The site is well connected public transport, close to Hanley Town Centre and would allow the sustainable re-use of a brownfield site, it is considered suitable for residential development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST41 (H31)	-	XX	-	XX	-	XX	-	-	-	-	XX	X	X	X	X	-	XX	X

Summary

The site is brownfield land located in Hanley Town Centre and is currently used as a car park.

The eastern half of the site is located in the City Centre Conservation Area. It is also a Site of Archaeological Interest. The Mitchell Arts Centre is located to the southwest of the site and is designated a Building of Special Interest.

The nearest bus stops are located adjacent to the site on Broad Street. The site is well-located relative to shops and services although there is little open space provision in the area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 962 (H32)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	XX	-	-	-	X

Summary

Site 962 (H32) brownfield land within a built-up area predominantly residential in nature. Part of the residential development on site has already been demolished as per prior approval determination ref 68497/DEM.

There are a number of Public Rights of Way within the site.

Hanley town centre lies approx. 50m to the west of the site on the other side of the A50. There is good amount of open space and access to amenities in the locality.

There are bus stops along Bucknall New Road directly adjacent to the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 732 (H33)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	-	-	-	X

Summary

Site 732 (H33) is brownfield land within a built-up area predominantly residential in nature. The site was formerly a row of residential properties which look to have been demolished in approx. August 2011.

Hanley town centre lies approx. 300m to the west of the site. There is good open space provision in the locality.

There are bus stops along Bucknall New Road directly to the north of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 363 (H34)	-	XX	-	XX	-	-	-	-	-	-	XX	X	XX	X	-	-	-	X

Summary

The site is brownfield land neighbouring Bucknall Park located to the east. The locality is a mixture of residential and commercial uses.

Heavy tree cover exists on site. The River Trent runs adjacent to the northern boundary.

There are bus stops located on Leek Road and Cromer Road. The A52 lies a short distance to the south.

A good amount of open space provision exists in the local area.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 427 & ST53 (H35)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	X	-	-	X

Summary

Site 427 & ST53 (H35) is located within the Birches Head and Northward ward and within the western Neighbourhood Management Area.

The site comprises brownfield land with numerous buildings, car parking and hardstanding areas. The Site comprises a mix of hardstanding car parking and existing employment uses.

- Sites of Archaeological Interest known as Bath Street Works, Swan Works and a property at Upper Huntbach Street are located within the Site.
- Site located to the edge of Hanley Town Centre. Hanley's Primary Shopping Area is located approx. 200m to the west. The site is located 200m to the west of Northwood Park.
-
- Public Transport Bus Stops are located a short distance to the west within Hanley Town Centre providing services to the local and wider Stoke on Trent area. Bus stops are also located on Bucknall New Road approximately 230m to the south of the Site.
- There is good open space provision in the local area.
- Hanley St Lukes Primary School is located 380m to the south of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 442 & ST45 (H36)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	X	-	-	XX

Summary

Site 442 & ST45 (H36) is previously developed land (former Century Oils site) that has been partially been reclaimed with trees covering the site located within an area characterised by a mix of residential and employment uses, to the edge of Hanley Town Centre.

Site located within the Etruria and Hanley Wards, within the western Neighbourhood Management Area.

Site area begins to the south off a road traffic island off Etruria Road running in a north eastern direction along Hassellee Street, joining Century Street which forms the main southern boundary, the western boundary comprises residential properties on Chelwood Street, existing employment uses and residential properties on Cecil Avenue and Winifred Street, the northern boundary is formed of the A50 Waterloo Road, and the eastern boundary by the A5006 York Street.

The Site comprises open green land, trees and foliage with what appear as areas of Previously Developed Brownfield land.

- Site not located within either Flood Zones 2 or 3.
- Areas within the site identified as potential areas of low, medium or high-risk Surface Water Flooding.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- Site identified as a Housing Zone known as Lear Site, Hanley.
- Sites of Archaeological Interest known as 452-464 Waterloo Road, New Hall Flint Mill, and Brook Street Works located within the Site.
- Small area of Historic Waste Disposal located to the north eastern corner.
- Hanley Town Centre bounds the eastern edge of the Site.
- Slither of Parks & Open Space known as Century Street Walkway runs to the eastern boundary from the A50 Waterloo Road in a southern direction.
- Public Transport Bus Stops are located to the northern and eastern boundaries, providing services 3 and 3A to Clough Hall, Butt Lane, Crewe and Hanley, and to the south on Etruria Road providing services 4 and 4A to Hanley, Wereton and Talke Pits.

The Site is considered highly sustainable near to Public Transport provisions, commercial facilities and key transport routes the A50 and A53 providing linkage to the A500, A34 and M6 Motorway.

The site is identified as a “Housing Zone” named “Lear Site, Hanley”. Bus stops directly adjoin the site on Waterloo Road and York Street. The site sits on the edge of Hanley Town Centre, to the east of the site is a mainly residential area.

The site is in a good location for access to Hanley Town Centre and Central Forest Park. On balance, it is considered that the site would be appropriate for residential development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 955 (H37)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	X	XX	-	XX

Summary

Site 955 (H37) is a relatively small site which according to Google Streetview has dilapidated industrial / commercial buildings on the site. The site is sandwiched in an area of terrace housing (to the north, west and south of the site) with the east of the site forming SHLAA Site 442.

The nearest bus stop is approximately 200m away on Waterloo Road.

The site although containing industrial / commercial buildings (which appear to not be in use), would be considered suitable for residential development due to the location and potential for sustainable re-use of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: ST53 (H38)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	X	-	-	X

Summary

Site ST53 (H38) is located within the Birches Head and Northward ward and within the western Neighbourhood Management Area.

Site bounded by the A50 Potteries Way to the west, Upper Hillchurch Street to the north, Garth Street to the east and Eaton Street, Hillcrest Street to the south. The Site is sub-divided by Upper Huntbach Street to the centre running west to east.

The Site comprises a mix of hardstanding car parking and existing employment/retail uses including the GMB offices.

- Sites of Archaeological Interest known as Pottery Works Upper Huntbach Street and Old Hall Manufacturing are located within the Site.
- The site is located on the edge of Hanley Town Centre to the west and 240m of Northwood Park to the east.
- Public Transport Bus Stops are located a short distance to the west within Hanley Town Centre providing services to the local and wider Stoke on Trent area. Bus stops located on Bucknall New Road adjacent to the southern boundary of the Site.
- Hanley St Lukes Primary School is located 270 to the south of the Site.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 659 & ST87 (H39)	-	XX	X	XX	XX	-	-	-	XX	-	XX	X	XX	XX	X	-	-	X

Summary

Site 659 & ST87 (H39) comprises predominantly open green space with an area of hardstanding previously developed brownfield land to the northwestern area, trees are located in areas throughout the site. The Site is bounded by residential properties and Leek Road to the eastern edge, open green space to the south and a footpath to the west and north. An area of playing pitches is located to the northern area which partly sub-divides the site, a section of the River Trent runs from south to north through the site, Birches Head Road runs west to east through the site and Redhills Road runs along the western edge.

The site is located within the Baddeley, Milton & Norton Ward to the northern area and Abbey Hutton Ward to the southern area.

The Caldon Canal Conservation Area runs along the western edge of the site.

The site is located predominantly within Flood Zones 2 and 3.

Areas of low, Medium and High-risk Surface Water Flooding is identified throughout the site.

The Foxley Hotel Building of Special Interest is located to the norther most area of the site adjacent to Milton Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

A footpath Right of Way (No.388) runs through the site and a Bridleway runs along the western boundary.

A number of Sites of Archaeological interest are identified within the site - Abbey Farm; Carmount Pub; and Hulton Abbey Fishponds.

The nearest Local Centres is Tunstall, approximately 4km to the northwest.

The nearest Neighbourhood Centres is Milton on Leek Road, directly adjacent to the northern edge of the site.

The nearest Town Centre is Haney, 2.1km to the southwest.

The nearest Railway Station is Stoke, approximately 4km to the south, providing services nationwide.

Public Transport bus stops are located to the northern and eastern boundaries on the A5009 Leek Road and Millrise Road, providing services 24, 42 and 43, to Hanley, Adderley Green and Baddeley Green.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 496 (H40)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	XX	-	-	-	XX

Summary

Site 496 is brownfield land currently operating as Staffordshire Waste Recycling Centre.

The railway line is located directly adjacent to the site along the southern boundary with the A500 opposite. Fowlea Brook runs adjacent to the site to the north.

Trent and Mersey Canal Conservation Area is located to the north of the site.

There is good open space provision in the locality. There are bus stops along the A5271 to the north of the site. Longport Railway Station is located approx. 230m to the west.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 201 (H41)	-	XX	-	XX	-	X	-	-	XX	-	XX	X	-	-	-	-	-	-

Summary

Site 201 (H41) is previously developed land, formerly used as the Co-op Bakery. The site has planning permission for the development of up to 151 dwellings which is currently under construction. The surrounding uses are generally residential. Flood Zone 2 lies to the east of the site.

An area of open space cuts into the site near the northern boundary. There are a number of areas of archaeological interest within the site.

The site is not close to local shopping amenities but has good access to recreational space.

Bordering the site to the east is the Trent & Mersey Canal Conservation Area. Grade II listed Former Calcining Works is located near the southern boundary on the opposite side of the road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 876 (H42)	-	XX	-	XX	X	-	-	-	XX	-	XX	X	XX	X	X	-	-	X

Summary

The site comprises the former Sneyd Surgery.

Located within the Moorcroft ward, within the western Neighbourhood Management Area.

Site bounded by the rear of residential properties to all sides, Dickenson Road East to the north, Kingswinford Place to the east, Sneyd Street to the south, and Crossway Road to the west. The Site currently encompasses open green land.

- Site allocated as a site of Archaeological Interest known as 357 Sneyd Street.
- Shops and a Neighbourhood Centre located approximately 150 metres to the east on Milton Road, Burslem Town Centre is located approximately 1.5km to the north west and Hanley Town Centre approximately 1km to the south west.
- Within the Crossways Residents Association area.
- Sneyd Academy is located approximately 200 metres to the south west and Hamilton Infant School and Academy is located approximately 500 metres to the south.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- Public Transport Bus Stops are located to the east on the A5272 Hanley Road, providing services 7, 7A, 8, 8A, 8B, 9 Yellow, 24 and 24A to Biddulph, Ball Green, Kidsgrove Town Centre, Endon, Clayton, Hanley and Norton in the Moors.

Site located within a sustainable location close to Public Transport bus stops, Schools and local services. Furthermore, the Site is bounded by development within a residential urban context.

The Site is considered suitable for residential development.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 294 (H44)	-	XX	-	XX	-	XX	X	-	-	-	XX	X	XX	X	X	-	-	X

Summary

Site 294 (H44) is brownfield land and is permitted for housing as per Stoke planning ref 63966/FUL (see Google Map below).

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES



STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 540 (H47)	-	XX	-	XX	-	XX	-	X	-	-	XX	X	X	X	X	-	-	X

Summary

Site 540 (H47) is a brownfield site with industrial buildings associated with Wade Factory. The site is approximately 100m from Burslem Town Centre. The nearest bus stop is around 150m away on Market Place within the town centre.

Two Grade II Listed buildings sit on the site 'HILL TOP METHODIST CHURCH (REMAINS OF)' and 'WADE HEATH POTTERY WORKS'. Adjacent to the site across Hall Street sits the Grade II* listed 'ROMAN CATHOLIC CHURCH OF ST JOSEPH'. Redevelopment of the site for residential could enable the restoration of the listed buildings on site which are in need to repair.

The site is close to good public transport links and local amenities, with the potential for a brownfield site to be redeveloped sustainably.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 351 & ST40 (H50)	-	XX	-	XX	-	-	-	-	XX	-	XX	X	XX	X	X	-	-	X

Summary

Site 351 & ST40 (H50) comprises brownfield land but also includes green space with trees, it provides a link between 'Sproson Park' and 'Victoria Park'.

Bus stops are located circa 100m from the site on Thornley Road to the east and Scotia Road to the west. To the east of the site sits housing to the west of the site sits a factory, come retail (including a supermarket) and to the north west more residential properties.

Redevelopment of the site would result in the loss of open space.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 186 (H51)	-	XX	-	X	-	X	-	-	-	-	XX	X	XX	X	-	-	-	X

Summary

Site 186 (H51) is a part brownfield site off the B5051 comprising Ford Green House and extensive vegetation. Ford Green House is identified as a Building of Special Local Interest. The site itself is located within an area of archaeological interest.

The site is partially within Flood Zones 2 and 3.

Public transport links are located directly at the site frontage. Various opportunities for accessing green space exist in the locality.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 491 & ST88 (H52)	-	XX	X	XX	X	-	X	-	XX	-	XX	X	X	X	X	-	-	X

Summary

Site is located within the Baddeley, Norton and Milton Wards, within the Eastern Neighbourhood Management Area.

The Site bounds an established residential area which incorporates the rear boundaries and frontages of properties within Alicia Way, Tara Grove, Royal Way and Minton Grove, all accessed off the A53 Leek New Road. An area of private Allotments are located within the Site boundary to the north eastern area of the Site.

- Site bounds but is not within an area of Flood Zone 2 and 3 to the south western edge and a Canal planning Buffer Zone.
- Site bounds but is not within City Plan Allocated Green Belt to the northern, south western and north eastern edges and Area of Wildlife Interest
- A building of Special Interest known as the Orange Tree Public House is located within the site adjacent to the A53 Leek New Road.
- A Right of Way footpath partially bounds the Site to the north eastern boundary (Def. Map Number 32)
- The Site is partially located within Heakley Marshes Local Wildlife Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- The Site to the south western area is a Natural Heritage Site/Park/Open Space.
- Greenways Primary Academy is located approximately 800 metres to the north east and Hillside Primary School approximately 600 metres to the south.
- Public Transport Bus Stops are located along the A53 Leek New Road, providing services 18, 24 and 43 Leek Town Centre, Baddeley Green, Hanley, Milton, Adderley Green and Newstead.
- Baddeley Green Neighbourhood Centre is located approximately 300 metres to the south of the Site.

The Site is located within a sustainable urban context directly to the rear of an existing residential estate, within 300 metres of a commercial Neighbourhood Centre and Public Transport Bus Stops are located to the A53 Leek New Road. The residential development of the Site would represent an efficient use of land.

In terms of site constraints, the Site is partially located on areas of Natural Heritage Site/Park/Open Space and Heakley Marshes Local Wildlife Site, which would be significant considerations in the residential development of the Site. The Site is bounded but not within the Green Belt to the northern, south western and north eastern edges and an Area of Wildlife Interest.

The Site is considered unsuitable for residential development, as its residential development would result in the loss of open green space and is partially located on areas of Natural Heritage Site/Park/Open Space and Heakley Marshes Local Wildlife Site, and result in the loss of the private allotments located to the north eastern edge.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 304 (H53)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 304 (H53) is brownfield land which looks heavily overgrown. There is an area of Archaeological Interest on the site.

The boundary of Victoria Park Conservation Area abuts the southern aspect of the site, though development of this site is not expected to adversely affect the conservation area.

There are various areas of open space within the vicinity of the site. The closest bus stop is directly adjacent to the site on Furlong Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 181 (H56)	-	XX	-	XX	-	-	-	-	-	-	XX	X	XX	XX	-	-	-	-

Summary

The site is brownfield land, it was formerly Fegg Hayes Social Club. The Green Belt is located to the immediate east of the site. There are a number of areas of public open space in the immediate vicinity of the site.

A planning application for the provision of 54 apartments for vulnerable families is currently under consideration.

There are public transport links nearby on Oxford Road

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 167 (H57)	-	XX	-	XX	-	XX	XX	-	-	-	XX	X	XX	XX	XX	-	-	XX

Summary

Site 167 (H57) partly previously developed brownfield land and partly grassed area with tree coverage. The Site is bounded by the B5051 to the southern edge, existing development to the northern and eastern edges and Blake Street to the western edge.

The site is located within the Burslem Ward.

The Burslem Town Centre Conservation Area is located adjacent to the east, and the Newcastle Street Conservation Area is located to the south.

Areas of low and Medium risk Surface Water Flooding is identified along Spence Street which leads into the site from the north and a small area is identified to the southwestern corner of the site.

Buildings of special Interest are located to the north and east, namely St Joseph's Presbytery, Former Fire Station, and Ye Old Crown PH.

Listed building directly bound the site in the form of the Roman Catholic Church of St Joseph, former Fountain Place Works and a premises occupied by National Westminster Bank.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

The Fountain Place Works site of Archaeological interest is identified within the site.

Burslem Town Centre is located directly adjacent to the site.

The nearest Railway Station is Longport, approximately 1km to the west, providing services to Crewe, Stafford, Nottingham and Manchester.

Public Transport bus stops are located within Burslem Town Centre and the surrounding streets.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 425 & ST89 (H58)	-	XX	XX	XX	X	X	-	-	XX	-	XX	X	XX	X	-	-	-	X

Summary

Site located within the Great Chell and Packmoor Wards

Site bounded by the northern edge of Site 513 and residential properties within Kemnay Avenue; Ketton Close; Hareshaw Grove; Hollington Drive; Hopton Way; Bolsover Close; Merlin Close; and Greenmoor Avenue to the south, Packmoor Ormiston Academy and residential properties within Greysan Avenue; Midhurst Close; Scragg Street; Turnhurst Road and Rainford Close to the west, residential properties on Woodruff Close; Handley Street; Bull Lane Handley Drive and Hugh Bourne Place to the north, and an existing hedgerow/footway to the eastern boundary.

The Site covers a wide area with a slither of land to the centre outside of the Site running north to south from Bull Lane/Handley Street which incorporates the Kidsgrove Athletic Development Centre and sports/football pitches. The Site itself comprises green open land with footpaths, hedgerows and trees located within.

- Site outside of Flood Zones 2 and 3.
- Culverted Water Course located within the Site.
- Restricted Bridleway 147 runs east to west to northern area of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

- Footways 5, 6, 7 and 133 run through the Site.
- Site of Archaeological Interest known as Packmoor Pastures is located within the Site to the north eastern area.
- Local Wildlife Sites known as Packmoor Hay Meadows are located to the southern area of the Site.
- Chell Heath Local Centre approximately 1.3km to the south and approximately 900 metres to the south west lies the Great Chell Neighbourhood Centre.
- Whitfield Valley Primary School located approximately 600 metres to the south and the Packmoor Ormiston Academy is located to the western edge of the Site.
- An area of Public Open Space is located to the southern boundary of the Site.
- Two Natural Heritage Areas are located to the southern area of the Site.
- Public Transport Bus Stops are located to the eastern and western sides of the Site, providing services 7, 7A, 9, 24A, 94 and 94A to Biddulph; Congleton; Newcastle Town Centre; Clayton; and Hanley.

The Site is bound to the north, south and west by residential development, therefore the context of the area is generally of an urban residential character, and the Site is located within close proximity to further areas of green open space including a slither of land to the centre outside of the Site running north to south from Bull Lane/Handley Street which incorporates the Kidsgrove Athletic Development Centre and sports/football pitches.

Areas of Public Open Space and Natural Heritage are located to the southern area of the Site which would require special consideration. However, the residential development of the site would allow for a sizeable infill development with existing well-defined boundaries, consequently, on-balance it is considered the Site would be suitable for residential development.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 555 (H59)	-	XX	X	XX	-	-	-	-	XX	-	XX	X	XX	XX	-	-	-	XX

The Site at Canal Lane is greenfield land comprising the Canal Lane Open Space. The northern part of the Site comprises a restored historic waste site.

The Site is located within the Burslem ward and the Northern Neighbourhood Management Area. The Site is bounded by existing residential premises fronting Davenport Street/Brownhill Road to the east and Pennyfield Avenue to the west. The northern boundary is defined by Canal Lane with existing industrial uses beyond.

The Site is located 400m to the south of Tunstall Town Centre and 950m to the north-west of Burslem Town Centre.

Despite the loss of part of the existing playing fields there are other areas of open space and playing field within the vicinity of the site including Whitcombe Road Playing Fields and Queens Walks Public Open Space. The closest bus stop is situated approximately 50m to the east of the Site on Davenport Street/Brownhill Road.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 743	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	XX	-	-	X

Summary

Site 743 (H61) is previously developed land, partially located within flood zone 2. The site is approximately 250m to the south of Stoke Town Centre.

This site is brownfield and has well connectivity to the amenities of Stoke Town Centre. The site would be a sustainable site for residential redevelopment.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 415 (H63)	-	XX	X	X	X	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

Summary

Located within the Abbey Hulton and Townsend Wards.

Site bounded by the rear curtilage boundaries of properties fronting Corneville Road to the northwest, the rear of properties fronting Werrington Road to the northeast and open green space to the east, south and west. The Site comprises a large area of green open space and a large area of Previously Developed Brownfield land where the former Mitchel High School stood.

- Southern edge running west to east located within Flood Zones 2 and 3.
- Small area to the eastern boundary located within the confines of the allocated Green Belt.
- Site of former Mitchel High School an Area of Archaeological Interest.
- Small historic waste disposal area located to the north eastern corner of the Site.
- Site of Geological Interest know as Causeley Brook located to the central area of the southern boundary.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITE

- Small local centres located approximately 100 and 400 metres to the north of Site on Theodore Road and the A52 Werrington Road, and a Neighbourhood Centre located approximately 350 metres to the south west on the A5272 Dividy Road.
- Area outside of the former Mitchel High School site allocated as Parks and Open Space, namely a playground and Causeley Gardens/Townsend.
- Kingsland C.E. Academy located approximately 450 metres to the north, St. Maria Goretti Catholic Academy approximately 250 metres to south and Eaton Park Academy approximately 400 metres to the south west.
- Public Transport Bus stops abound the Site to all sides providing services 80, 16, 21A, 32X and 11B to and from Berry Hill, Hanley, Upper Tean, Leek Town Centre, Uttoxeter, Heregate and Bentilee.

Site encompasses areas of Parks and Open Space, small area of Green Belt and an area of Geological Interest, in addition a large area is Previously Developed Brownfield Land.

Site provides the opportunity for residential development on the area formerly known as the Mitchel High School only..

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITE

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 965 (H64)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	-	X

Summary

Site 965 (H64) is a brownfield site comprising existing previously developed land and hardstanding. The Site is located within the Hanley Park, Joiners Square and Shelton ward. The local area is predominantly residential but with local services and shops in close proximity.

The site is located approximately 700m from Hanley Town Centre which is located to the north-west. The closest bus stop is adjacent to the site on Lichfield Street. The train station is located approximately 1.2km to the south. The site has good access to parks and areas of open space and a number of amenities in the locality.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 974 (H65)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 974 (H65) is brownfield land comprising the former Lily Gertrude Simister Court development, now demolished. The Site is located within the Tunstall ward and the Northern Neighbourhood Management Area. The Site is bounded by Oldcourt Street to the north, Wesley Street to the east, Madeira Place to the south and existing residential premises to the west.

The Site is located adjacent to Tunstall Local Centre and near local facilities including St Mary's CoE Primary School.

There are various areas of open space within the vicinity of the site. The closest bus stop is situated approximately 50m to the east of the Site on Tunstall High Street.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 975 (H65)	-	XX	X	XX	-	-	-	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

The site accommodates the former Alderley Green Working Men's Club which is now closed and the extant building remained vacant. The site is bounded by mature trees and vegetation but none are subject to TPOs. Existing trees may have potential for roosting bats. The area is predominantly residential though Park Hall Business Village lies a short distance to the east.

The Site is located in the Meir Hay North, Parkhall & Weston Coyney Ward and the South Eastern Neighbourhood Management Area.

The Site is bounded by Anchor Road to the west, St Mary's Road to the south and existing residential premises fronting Rowburn Close and Ashridge Grove to the east and north respectively.

Anchor Road playing fields and Public Open Space are located 25m to the north-east of the site.

Public transport links are available adjacent to the site on Anchor Road and Longton railway station is located 1.2 kms to the south of the Site. The Longton Local Centre is located approximately 900m to the south.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 976 (H67)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 976 (H67) is brownfield land comprising the GoldenHill Nursing Home. The Site is located within the Goldenhill and Sandyford ward and the Northern Neighbourhood Management Area. The Site is located in a residential area bounded by Heathside Lane to the east, Lewisham Drive to the south, Lakebrook Drive to the west and existing residential premises to the north. Goldenhill Primary School is situated 250m to the south-west of the Site.

The Site is located approximately 1.2 km from local services and shops at Kidsgrove to the north and Sandyford to the South. Tunstall Local Centre is situated approximately 2kms to the South of the Site.

There are various areas of open space within the vicinity of the Site including Latebrook Recreation Ground approximately 100m to the west of the Site. The closest bus stop is situated approximately 100m to the east of the Site on High Street/Kidsgrove Road. Kidsgrove railway station is located 1.7m to the north-west of the Site.

The land to the north of the Site is identified as a site of archaeological interest.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

HOUSING SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 516, 537, ST86 (H68)	-	XX	-	XX	-	-	-	-	-	-	XX	X	X	X	-	-	-	X

Summary

Site 516, 537, ST86 (H68) is brownfield land comprising existing industrial units and associated yard areas. The Site is located within the Hartshill Park and Stoke ward and the South Western Neighbourhood Management Area. The Site is bounded by Woodhouse Street to the south, Bowstead Street to the west and the A52 and A500 to the north and east respectively.

The Site is located approximately 50m to the east of Stoke Local Centre and near other local facilities including Stoke Minster CoE Primary Academy School and Christ Church CE Primary Academy.

There are various areas of open space within the vicinity of the site including Booth Street Open Space and Yeaman Street Play Area. The closest bus stop is situated approximately 50m to the north-west of the Site on Church Street (A52). Stoke-on-Trent railway station is located 590m to the north of the Site.

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 375 (H69)	-	XX	X	XX	-	-	-	-	XX	-	XX	X	XX	XX	X	-	-	XX

Summary

The site is in use as amenity grassland which has mature hedgerows and trees along its borders, it is wholly classed as Amenity Space.

The Site is located within the Hanford, Newstead & Trentham Wards.

Residential uses are located to the east and industrial / employment uses to the south and west. A SEN school and a specialist performing arts school are located to the north. Bus stops are located along Trentham Road (A5035) and Magdalen Road.

Blurton local centre is located within 400m walking distance of the site.

The southernmost section of the site falls within Flood Risk Zone 2 and 3, however this is a small area when compared to the overall size of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL HOUSING SITE
Site 426 - Minton Hollins, Shelton Old Road, Stoke

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 426 (H70)	-	XX	XX	XX	XX	X	-	-	-	-	XX	X	XX	XX	X	-	-	XX

Summary

The site is a previously developed site most of which has been cleared and vegetation has appeared in its place. The site also contains a building, and associated car park, which is currently used as offices - this building is a Grade II Listed Building. The area to the south and west is characterised by residential uses (some student residential uses) and Fowlea Brook and the A500 forms the site's northern and eastern border.

The site has permission for the development of student apartments, which has commenced.

The site is partially located in Flood Risk Zones 2 and 3, along the route of Fowlea Brook, and is partially covered by an area of Archaeological Interest in the southern section. The site is also in proximity to Conservation Areas (Trent and Mersey Canal and the Stoke Conservation Area) and the Grade II Listed Church of Our Lady & St Peter.

The site is in proximity to Stoke City Centre and a number of parks and open spaces. Bus stops are located along Shelton Road (A52) and Stoke Road (A5006). Stoke-on-Trent railway station is located approximately 550m from the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING SITES – GYPSY AND TRAVELLER ACCOMODATION

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 978 (G1)	-	XX	-	XX	-	-	-	X	-	-	XX	X	X	X	-	-	X	X

Land off Boathorse Road, Goldenhill

Summary

Site 978 (G1) comprises previously development brownfield land surrounded by open farmland. The Site is in the Green Belt.

The Site is located in the Goldenhill & Sandyford Ward and the Northern Neighbourhood Management Area.

No part of the Site is located within Flood Risk Zone 2 and 3. The site falls within a Minerals Safeguarding area for sand and gravel and sites of archaeological interest are situated within close proximity to the Site.

Bus stops are located on Goldenhill High Street approximately 900m to the east of the Site. Star Academy Primary School is located approximately 600m to the east of the Site. The Site is located 1.5kms to the northwest of Tunstall Town Centre and the Goldenhill Neighbourhood Centre is located 380m to the north-east of the Site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL
HOUSING AND EMPLOYMENT SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 966 (M2)	-	XX	-	XX	-	XX	XX	X	-	-	XX	X	XX	XX	X	-	-	XX

Summary

Site 966 (M2) is a brownfield site within the existing Phoenix Works off King Street. It has an extant permission for the provision of 25no. dwellings (granted in September 2024). The building is Grade II Listed and is located in Longton Conservation Area. The building is also a site of archaeological interest.

The railway line is located directly adjacent to the site to the south. Longton Railway Station lies to the southeast.

STOKE-ON-TRENT LOCAL PLAN – REG 19 HOUSING AND EMPLOYMENT SITES

SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 374 (M3)	-	XX	XX	XX	XX	-	X	-	-	-	XX	X	XX	XX	-	-	-	XX

Summary

Site 374 (M3) is an undeveloped site which looks to be in use as a park and recreation land. The River Trent forms part of the site's northern border with a lake located adjacent. The northern section of the site, following the route of the River Trent, is classed as being in Flood Zone 2 and 3.

An area of archaeological interest exists near the southern part of the site. An Area of Wildlife Interest and Natural Heritage Site are located near the site's northern boundary.

The site does not have direct road access and is currently accessible via a Public Right of Way (Lordship Lane). St Peter's Academy and the University of Staffordshire lie in proximity to the site.

Stoke-on-Trent town centre is located approximately 550m walking distance to the west. Numerous bus stops are located in the vicinity along Leek Road (A52), City Road (A5007) and Victoria Road (A50). Stoke Railway Station is located approx. 500m to the northwest.

The site is in proximity to a Building of Special Interest (Fenton Manor Sports Centre) to the east of the site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

MIXED USE SITES

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 844 & ST42 (M4)	-	XX	-	XX	-	-	-	-	-	-	XX	X	XX	XX	XX	XX	XX	XX

Summary

The Site comprises two parcels of areas of Previously Developed Brownfield land including open land, car parks and existing buildings located on the northern and southern side of the A5006 (Potteries Way).

The Site parcels are located within the Etruria and Hanley Ward and the Hanley Park, Joiner's Square & Shelton Ward, within the western Neighbourhood Management Area.

The northern parcel of land is bounded to the north/north-east by Leonard Coates Way (Warner Street). The southern parcel of land is bounded by Hinde Street to the east and Cannon Place to the west with existing employment uses (SHLAA 436) to the south.

The Site consists:

- The site is not located within either Flood Zones 2 or 3.
- Small areas of the northern parcel are identified as low or medium risk Surface Water Flooding.
- The eastern part of the southern parcel was the subject of a pre-1976 landfill site.

STOKE-ON-TRENT LOCAL PLAN – REG 19 SUSTAINABILITY APPRAISAL

MIXED USE SITES

- The area to the north of Leonard Coates Way (Warner Street) to Bethesda Street is bounded on both sides (north and south) by Buildings of Special Interest, known as the Potteries Museum and Art Gallery and the Hanley Library. The City Centre Conservation Area is located to the north of Warner Street.
- Sites of Archaeological Interest identified as Land off Cannon Street and Cannon Street Works are located within the southern parcel of land.
- The northern parcel of land is located within Hanley Town Centre.
- Public Transport Bus Stops are located on the A5006 Broad Street, providing service 4A, 37 and 101 the Knotty to Stafford Town Centre and Chesterton. Further services to the local and wider Stoke on Trent areas can be found within the town centre.

The site is generally suitable for mixed uses.

**STOKE-ON-TRENT LOCAL PLAN – REG 19
HOUSING AND EMPLOYMENT SITES**
SUSTAINABILITY APPRAISAL

	SA OBJECTIVES																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Site Reference: 953 and ST54 (M5)	-	XX	-	XX	-	X	X	-	-	-	XX	X	XX	XX	X	-	-	X

Summary

The site is located in Hanley Town Centre and is brownfield land comprising hardstanding and a number of buildings including Hanley Centre Royal Voluntary Service and an Iceland supermarket located in the eastern portion of the site. The Existing Shopping Area is located approximately 50m north of the site.

The site has an extant outline permission for the provision of a mixed use residential/commercial scheme granted in April 2023.

Hanley City Centre Conservation Area is located to the west / northwest of the site. There are a number of buildings within the vicinity of the site that are designated as Buildings of Special Interest. There are also a number of areas of archaeological interest within the site.

The site is close to a variety of shops and has easy access to a number of areas of open space. The nearest bus stops are along Old Hall Street adjacent to the site (to the north).

Stoke-on-Trent Local Plan

784-B026844

Local Plan Habitats Regulations Assessment

Stoke-on-Trent City Council

7 July 2026

**Document prepared on behalf of Tetra Tech Limited. Registered in England number:
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FIGURES

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APPENDICES

APPENDIX A: REPORT CONDITIONS

EXECUTIVE SUMMARY

Table 1: Executive summary of report

Table detailing the scope and key findings of the report

Contents	Summary
Scope of this Report	The purpose of this report is to assess the impact pathways, in the absence of mitigation, to likely significant effect of the Stoke-on-Trent City Council Local Plan upon the qualifying features of relevant Habitats sites (Habitats Regulations Assessment Screening (Stage 1 Assessment)), and subsequently assess whether these would result in an adverse effect on the integrity of these Habitats sites - thus proceeding to Appropriate Assessment (Stage 2 Assessment). This report is prepared under Regulation 105 of The Conservation of Habitats and Species Regulations 2017.
Stage 1: Screening Results	Following the screening assessment of potential impact pathways, it can be concluded that policies E1, E2, H1, H2, CCER5 and H9 could have a likely significant upon the Midland Meres and Mosses Phase 2 Ramsar site from indirect effects from air pollution deposition (from increased vehicle use) and recreational disturbance (from increased population).
Stage 2: Appropriate Assessment	The appropriate assessment has demonstrated that the Stoke-on-Trent City Council Local Plan will not have an adverse effect on site integrity either alone or in-combination with other plans and projects. Air pollution deposition is presently exceeding Site Relevant Critical Loads and Levels, whereby agricultural sources are the main contributing factor. Road transport accounts for between 4.8% and 6.81% of nitrogen deposition within the Habitats site. The Habitats site is also outside the Local Plan area – being 7.4km west at its nearest point. It has limited accessibility and is not well connected to public transport from Stoke-on-Trent. Increased recreation is not expected as a result of the Local Plan.
Conclusion	There will be no reduction on the condition of the qualifying features. The conservation objectives to maintain (or restore) each feature in favourable condition will not be impacted. The Stoke-on-Trent City Council Local Plan will not impede the achievement of the conservation objectives which are being, or will be, delivered under Article 6(1) or 6(2) of the Habitats Directive.

1.0 INTRODUCTION

Tetra Tech Ltd was commissioned by Stoke-on-Trent City Council in April 2026 to prepare a Habitats Regulations Assessment (HRA) for the emerging Stoke-on-Trent City Council Local Plan (SCCLP). The SCCLP incorporates the area displayed in Figure 1.

This report is required to establish the potential for the SCCLP to affect the qualifying features of any Habitats sites either alone or in combination with other plans or projects.

This report has been prepared by Principal HRA Specialist Ashley Endacott BSc (Hons). It has been reviewed by Principal Ecologist Charles Stamp BSc (Hons) and verified by Principal Ecologist Joe Salkeld BSc (Hons) MSc MCIEEM. The conditions pertinent to it are provided in Appendix A.

1.1 BACKGROUND TO LOCAL PLAN

The SCCLP aims to support the continued growth of Stoke-on-Trent whilst working within the overarching principles of sustainable development. The SCCLP seeks to balance economic, social and environmental objectives to meet the needs of today without compromising the ability of future generations to meet their own needs. The Local Plan will also support the principle of healthier communities and look to contribute to the health and wellbeing of our residents.

The SCCLP will guide the future development of Stoke-on-Trent. The Government places great importance on the production of the Local Plan and that decisions affecting an area should be planned. The SCCLP sets out how much development should happen over the plan period and where it will go. It also provides policies which guide the determination of planning applications.

The SCCLP will be a statutory development plan for Stoke-on-Trent and will ensure that long-term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The timeframe covers 2020-2040 and is being produced in consultation with a wide range of stakeholders, statutory consultees and local people.

The SCCLP will replace the existing Core Spatial Strategy and the City Plan. Stoke-on-Trent strategic waste planning policies will continue to be dealt with through the separate Staffordshire and Stoke-on-Trent Waste Local Plan and is still part of the Local Development Framework.

The SCCLP has been produced in accordance with current legislation governing plan-making and is consistent with the National Planning Policy Framework (NPPF) (as revised) (MHCLG, 2024) and

associated Planning Practice Guidance (PPG) (Department for Levelling Up, Housing and Communities, 2024). The NPPF is clear that plans should provide a positive vision for the future of the plan area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

1.2 REQUIREMENT FOR HRA

The requirement for a HRA is established through Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, hereby referred to as the 'Habitats Directive', in Articles 6(3) and 6(4). The Habitats Directive is transposed into national legislation by the Habitats Regulations.

A HRA can only be performed by the plan-making authority as per Regulation 105. Tetra Tech, under Regulation 7(1)(c), are exercising the functions of Stoke-on-Trent City Council (as plan-making authority).

A HRA is an assessment of the potential impacts of a proposed project or plan on the conservation objectives of any European / Habitats site (as set out below) and, where necessary, an assessment of the efficacy and suitability of any mitigation and / or avoidance measures intended to preclude negative effects.

A European site is defined within the Habitats Regulations Regulation 8(1)¹ as:

- (a) a special area of conservation;*
- (b) a site of Community importance which has been placed on the list referred to in the third sub-paragraph of Article 4(2) of the Habitats Directive (list of sites of Community importance);*
- (d) an area classified pursuant to Article 4(1) or (2) of the old Wild Birds Directive or the new Wild Birds Directive (classification of special protection areas); or*
- (e) a site which has been proposed to the European Commission under regulation 12, until such time as—*
 - (i) the site is placed on the list of sites of Community importance referred to in the third sub-paragraph of Article 4(2) of the Habitats Directive; or*

¹ Regulation 8(1)(c) is omitted as per textual amendments in the Habitats Regulations

- (ii) *agreement is reached or a decision is taken pursuant to Article 4(2) of that Directive not to place the site on that list*

Under the changes brought in through the Planning and Infrastructure Act 2025, Ramsar sites are to be assessed through Regulation 105 (1A) of the Habitats Regulations.

In line with the NPPF (MHCLG, 2024), and to help differentiate when describing habitats; European sites as set out in the NPPF Glossary are referred to as ‘Habitats sites’ within this report.

Additional areas are afforded protection as if they were European Sites. Paragraph 194 of the NPPF states that:

‘The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.’*

The impacts assessed within a HRA must include the direct, indirect and in-combination impacts of approving the plan or project, considered with any current or proposed activities, developments or policies impacting on the Habitat site. The potential impacts of projects and policies outside the Habitats sites, but potentially impacting upon them (i.e., negative effects upon functional habitat used by their qualifying features) must also be included in the assessment.

1.3 HABITATS REGULATIONS GUIDANCE

The HRA process undertaken by Tetra Tech has been developed to align with the long-established guidance set out in the HRA Handbook (DTA Publications, 2025). It is noted that as of January 2026, the HRA Handbook has been withdrawn. However, at the time of writing there is no further legislative or policy change that would alter the approach taken as part of this assessment. The DTA HRA Handbook remains the most appropriate guide to support the HRA process in the United Kingdom.

HRA judgement (Holohan and Others v An Bord Pleanála, 2018) has been considered within this assessment. In summary this judgement provides further clarification about the scope of an Appropriate Assessment (AA), requiring that the assessment must:

- Catalogue the entirety of habitat types and species for which a Habitats site is protected.
- Identify and examine the implications of the plan or project for species present on the Special Protection Areas (SPAs) / Special Areas of Conservation (SACs) / Ramsar sites for which the site(s) in question has not been listed provided that those implications are liable to affect the conservation objectives of the site (i.e. if they are necessary to the conservation of the habitat types and species listed for the protected area(s)).
- Consider the implications for habitat types and species found outside the SPA / SAC / Ramsar sites provided that those implications are liable to affect the conservation objectives of the SPA / SAC / Ramsar site(s) in question (i.e. if they are necessary to the conservation of the habitat types and species listed for the protected area(s)).

In essence this is how a thorough HRA is carried out, as there may be other features supporting the Conservation Objectives of the Habitats site which are not actually listed as qualifying features, both within the boundary of the Habitats site and outside it.

2.0 ASSESSMENT METHODOLOGY

Under Regulation 105 of the Habitats Regulations, an AA needs to be carried out in respect of any land use plan which:

- (i) either alone or in-combination with other plans or projects would be likely to have a significant effect on a Habitats site; and
- (ii) is not directly connected with or necessary for the management of the Habitats site for nature conservation.

This report is concerned with Stage 1 (Screening for Likely Significant Effects (LSE)) Screening and Stage 2 – AA. Table 2 provides a summary of these stages of the process and Stage 3 - Derogations.

Table 2. HRA Stages

Table sets out the stages of the HRA Process going through Stages 1 to 3 setting out what is assessed at each stage,

Stage	Details
Stage 1 - Screening for LSE	This is often called an assessment of LSE which is essentially a risk assessment, typically utilising existing data, records and specialist knowledge. The purpose of the test is to decide whether ‘full’ AA is required. The essential question is: <i>“Is the plan, either alone or in-combination with other relevant projects and plans, likely to result in a significant effect upon Habitats sites?”</i> A LSE is any effect which would undermine the conservation objectives of the Habitats sites. As a result of European case law, in

	Waddenzee ² , irrespective of the normal English meaning of ‘likely’, in this statutory context ‘a likely significant effect’ is ‘a possible significant effect.’ If it can be demonstrated that significant effects will not occur, in the absence of mitigation, no further assessment is required. If this cannot be demonstrated, the assessment proceeds to Stage 2.
Stage 2 - AA	Where it cannot be satisfactorily demonstrated that significant effects are unlikely, an AA is required. This stage is focussed entirely upon the qualifying features of the Habitats sites in question. The essential question here is: <i>“Will the plan, either alone or in-combination with other relevant projects and plans, actually result in an adverse effect upon the integrity of any Habitats sites?”</i> If it is concluded that adverse effects will occur, mitigation measures will be required to either avoid the impact in the first place, or to reduce the impact to such an extent that it is no longer adverse. Note that, unlike standard Ecological Impact Assessment, compensation for adverse

² The English-language version of the ruling may be read to mean that there is a need to establish a degree of probability of an effect. The translations of other languages are weaker and suggest that the test of significance is at a lower level. The test should therefore be understood as whether the plan or project concerned is capable of having an effect. It is in that sense that the English ‘likely to’ should be understood.

	effects (i.e. creation of alternative habitat) is not permitted to be considered at the AA stage.
Stage 3 -Derogations	Where an adverse effect cannot be avoided or reduced consent may only be granted as a derogation. This involves three legal tests that must be passed sequentially. The first test involves the examination of alternative ways of achieving the objectives and avoiding adverse impacts on the integrity of the Habitats sites. The second test is to demonstrate the proposals must proceed for imperative reasons of overriding public interest (IROPI). The third test is securing compensatory measures.

3.0 SCOPE OF ASSESSMENT

3.1 IDENTIFICATION OF HABITATS SITES WITH POTENTIAL TO BE AFFECTED BY THE PLAN

Land use plans may have spatial implications beyond the jurisdiction of the plan-making authority. Specifically, it is recognised that the distance between a plan area and a Habitats site is not a definitive determinant as to the likelihood of an impact occurring or its severity. Site variables such as prevailing wind conditions, and surface and groundwater flow direction will all have an influence on the relative distance at which an impact can occur.

Additionally, the mobile nature of qualifying interest species must also be considered, since an adverse effect on the qualifying species of a Habitats site, even if these are present outside the Habitats site for which they are qualifying, may still result in a significant adverse effect on a Habitats site. Hence, a plan some distance away from a Habitats site could still have effects on the site and this, therefore, needs to be considered as part of the screening process.

This also means that both species and habitats which are present within the Habitat site's boundary or outside of the Habitats site should be considered even if they are not qualifying features, if they are supporting features that might affect the conservation objectives of the Habitats site if lost or damaged. This report has considered qualifying features as well as other habitats, flora and fauna that might be important in achieving the conservation objectives of the Habitats sites in question and maintaining site integrity.

3.2 DETERMINING THE ZONE OF INFLUENCE

The zone of influence (Zoi) used within this report was determined using a standard source-pathway-receptor model. In order for an effect to be established all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism is sufficient to conclude that a potential effect is not of any relevance or significance.

Receptors are the qualifying features of a Habitats site or are the ecological or environmental features supporting the qualifying features of a Habitats site. A source is any identifiable element of the SCCLP that is known to interact with the qualifying features, or the ecological or

environmental processes. The pathways are any connections or links between the source and the receptor.

A 10km ZOI search radius around SCCLP area site was used to identify any Habitats sites that could be adversely affected (Figures 2 and 3a – 3b). This is considered to be sufficient to capture all Habitat sites which may be impacted by the SCCLP. The search did not identify any Habitats sites within the SCCLP area.

The River Trent is located within the SCCLP area and is a tributary of Humber Estuary SAC, SPA and Ramsar. However, the Humber Estuary Habitats sites are located over 100 km from the SCCLP area. Whilst being hydrologically connected, the SCCLP does not contain new water pollution sources. Any pollutant would likely be diluted and dispersed over this distance before entering the Humber Estuary Habitats sites. The SCCLP is not expected to result in changes to river flows. The mobility of the mobile qualifying features of the Humber Estuary SAC (Sea lamprey *Petromyzon marinus*, River lamprey *Lampetra fluviatilis* and Grey seal *Halichoerus grypus*) are restricted by the presence of a number of weirs across the River Trent including Cromwell and Gunthorpe weirs. Since 2020 across 22 monitoring sites³ on the River Trent the Environment Agency has only confirmed records of Brook lamprey *L. planeri* once (Environment Agency, 2026).

The River Trent also flows in proximity to the Cannock Chase SAC. However, since the Cannock Chase SAC is located 20km from the SCCLP area and the River Trent is only connected hydrologically downstream of the Cannock Chase SAC, additionally the qualifying features of the Cannock Chase SAC are not mobile features. It is therefore considered that the SCCLP is unlikely to have any impacts upon this Habitats site.

Similarly, West Midlands Mosses SAC and Midland Meres and Mosses Phase 1 Ramsar are located approximately within 15km from the SCCLP area but there is no hydrological connection.

Consequently, the Humber Estuary Habitats sites, Cannock Chase SAC, Midland Meres and Mosses Phase 1 Ramsar and West Midlands Mosses SAC are not considered further within this report.

³ Sites reviewed: Alrewa, Burton - Ferrybridge (match catch), Burton Gateway, Colwick Marina Net, D/S Park Brook, Essex Bridge – Netting, Farndon Net, Kneeton Net, Lupin Farm, Moat Farm, Gayton, Muskham Bridge Net, Nooning Lane Net, Q.M.C., Ratcliffe on Soar, Redhill, Marina, Royal Avenue, Safeway Stone, Sandy Point Net, Sawley Weir Net, Stoke Bardolph Net, Trentham and Wolseley Bridge

Table 2 below lists the Habitats sites identified that could be affected by the SCCLP and details the qualifying and supporting features, any threats to their integrity as identified in the Joint Nature Conservation Committee (JNCC) Standard Data Form and Ramsar Information Sheet (where applicable), and their high-level conservation objectives.

Table 3. Site Selection.

Table sets out the Habitats Site/s included in this assessment their qualifying features, threats and pressures and conservation objectives.

Habitats Site	Midland Meres and Mosses Phase 2 Ramsar (UK11080)	
Distance and Direction from Plan Area	Nearest unit 7.4km West	
Qualifying Features	Threats and Pressures	Conservation Objectives
Criterion 1 The site comprises a diverse range of habitats from open water to raised bog. Criterion 2 Supports a number of rare species of plants associated with wetlands, including the nationally scarce Cowbane <i>Cicuta virosa</i> and Elongated Sedge <i>Carex elongata</i>. Also present are the nationally scarce bryophytes <i>Dicranum affine</i> and <i>Sphagnum pulchrum</i>. Also supports an assemblage of invertebrates including several rare species. There are 16 species of British Red Data Book insect listed for this site including the following endangered species: the moth <i>Glyphipteryx lathamella</i>, the caddisfly <i>Hagenella clathrata</i> and the sawfly <i>Trichiosoma vitellinae</i>. Source: JNCC (2008)	• Eutrophication • Introduction / invasion of non-native plant species • Pollution – pesticides / agricultural runoff Source: JNCC (2008)	Natural England does not produce conservation objectives for Ramsar sites. The objectives for West Midland Mosses SAC (located 4.5km away from nearest point of Midland Meres and Mosses Phase 2 Ramsar) have been used a suitable proxy. The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the Favourable Conservation Status of its qualifying features, by maintaining or restoring: • the extent and distribution of qualifying natural habitats and habitats of the qualifying species • the structure and function (including typical species) of qualifying natural habitats • the structure and function of the habitats of the qualifying species • the supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • the populations of each of the qualifying species • the distribution of qualifying species within the site Source: Natural England (2018)

4.0 STAGE 1: SCREENING ASSESSMENT

4.1 IS THE LOCAL PLAN DIRECTLY CONNECTED WITH OR NECESSARY TO THE MANAGEMENT OF HABITATS SITES FOR NATURE CONSERVATION PURPOSES?

The SCCLP is not connected with and is not necessary for the management of any Habitats sites detailed in this report.

4.2 ASSESSING RISK OF IMPACT PATHWAYS LEADING TO LIKELY SIGNIFICANT EFFECTS

On evaluation of the conservation objectives of the Habitats sites, Table 3 evaluates the potential impact pathways to LSE as a result of the SCCLP. The threats and pressures listed are taken from the published JNCC standard data forms and Ramsar Information Sheet (where applicable).

In addition to the threats and pressures listed in Table 2, recreational pressure and air pollution are assessed within this report. This is on a precautionary basis due to the underlying elements of the SCCLP that may cause population numbers and vehicle use to increase.

In view of there being no Habitats sites within the SCCLP area, there is no possibility of there being any direct physical loss to Habitats sites. This is therefore not considered within this report.

A determination has been made and presented in Table 3 as to whether a LSE exists, and whether the SCCLP is required to proceed to Stage 2 AA.

4.3 SCREENING ASSESSMENT FOR LIKELY SIGNIFICANT EFFECTS ALONE

The assessment for LSE should look for the likelihood of a significant effect, and not the probability of a significant effect occurring. An effect is deemed likely if there is a real risk that it will occur. The feature-pressure interactions that are to be screened for LSE alone are listed in Table 3. All pressure interactions (except those screened out because, in the absence of mitigation, there is no full source-pathway-receptor model for impact) will be assessed at AA. Where there is collectively no LSE alone identified for each Habitats site, an in-combination LSE assessment is required (except in instances where the pressure will have a nugatory / *de minimis* effect alone).

Table 4. Identifying pathways to LSE on the Midland Meres and Mosses Phase 2 Ramsar Sites

Table sets out the potential impact pathways on the Midland Meres and Mosses Phase 2 Ramsar Sites for each of the policies set out in the Local Plan

Policy	LSE Alone	Justification
S1 Sustainable Development	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to development. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
S2 Healthy Communities	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to development and how they should contribute toward ensuring communities are healthy. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
S3 Infrastructure	☐ Yes ☒ No	This policy will not itself lead to development but rather describes how existing employment sites will be retained and managed. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
S4 Utilities and Telecommunications	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure that development provides sufficient utility and telecommunications infrastructure. Statutory undertakers are responsible for the supply and maintenance of services and are a competent authority under Reg 7(1)(a) of the Habitats Regulations. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
E1 Quantity of Employment Development	☒ Yes ☐ No	This policy encourages development by allocating 90 hectares of employment land within the SCCLP area. The policy itself does not stipulate the specific development type that may be pursued or their location. Alongside policy E2, employment development proposed under this policy could result in additional vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.
E2 Distribution of Employment Development	☒ Yes ☐ No	This policy encourages various employment development types within the SCCLP area. Alongside policy E1, employment development proposed under this policy could result in additional vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.

Policy	LSE Alone	Justification
E3 Existing Employment Sites	☐ Yes ☒ No	This policy will not itself lead to development but rather describes how new infrastructure will be supported by the local authority on a site-by-site basis. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
E4 Tourism	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure that development provides sufficient tourist amenity. This policy seeks to sustain and enhance the growth of the tourism economy by focusing on existing tourism assets which are generally cultural. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H1 Housing numbers	☒ Yes ☐ No	This policy encourages development by seeking a minimum 19,040 new homes within the SCCLP area. Alongside policy H2, housing development proposed under this policy could result in additional private / personal vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. The additional population may also result in increased recreational use. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.
H2 Housing Distribution	☒ Yes ☐ No	This policy encourages development of new homes within the SCCLP area. This includes sites allocated for residential development and development proposed within the Green Belt and outside of the sites allocated within the SCCLP. Alongside policy H1, housing development proposed under this policy could result in additional private / personal vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. The additional population may also result in increased recreational use. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.
H3 Affordable Housing	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the affordable housing provision of residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H4 Housing Mix	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the mix of housing types for residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H5 Housing Standards	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the housing standards required for residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H6 Older Persons Accommodation	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the provision of older persons accommodation from residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.

Policy	LSE Alone	Justification
H7 Self-Build and Custom-Build	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure the provision for self-build and custom-build development. Any self-build / custom-build development must be subject to a project level HRA. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H8 Housing in Multiple Occupation	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure the provision for housing in multiple occupation (HMO) development. Any HMO development must be subject to a project level HRA. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
H9 Gypsy and Traveller and Travelling Showpeople Accommodation	☒ Yes ☐ No	This policy encourages development by ensuring an adequate supply of sites for Gypsies and Travellers and Travelling Showpeople to meet identified needs within the SCCLP area. Alongside policies H1 and H2, sites for Gypsies and Travellers and Travelling Showpeople proposed under this policy could result in additional private / personal vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. The additional population may also result in increased recreational use. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.
C1 The Role of Centres	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach that directs main town centre uses to meet the needs, scale and type of development required. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C2 New Retail and Leisure Development	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach that directs new retail and leisure development within existing centres. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C3 Edge and Out-of-Centre Development	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach that directs how main town centre uses in edge or out-of-centre locations will need to be justified by project proposers. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C4 Residential Development in Centres	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach that directs residential development within existing centres. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C5 Hanley (City Centre)	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the use within the existing centre of Hanley. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C6 Supporting Local Communities	☐ Yes ☒ No	This policy will not itself lead to development but rather allows for development proposals that support social interaction and active lifestyles in local communities. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.

Policy	LSE Alone	Justification
C7 Night-Time Economy	☐ Yes ☒ No	This policy will not itself lead to development but rather describes development that supports the night-time economy in existing urban areas. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
C8 Hot Food Takeaways	☐ Yes ☒ No	This policy will not itself lead to development but rather describes development that provides hot food takeaways in existing urban areas. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T1 Sustainable Transport and Travel	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to development that minimises the need to travel and prioritises sustainable transport. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T2 Active Travel	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to development that improves accessibility and air quality by reducing vehicle use and promoting cycling, walking or wheeling. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T3 Public Transport	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to development that private vehicle use. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T4 Transport Assessments, Transport Statements and Travel Plans	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure the effects of increased vehicles movements are assessed. The effects upon roads that are within 200m of a Habitats site must be considered in a project level HRA. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T5 Parking	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure development provides necessary parking provision. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
T6 Air Quality	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the approach to managing air quality from development within the Air Quality Management Area that covers the entire city. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
D1 Residential Design	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the design requirements for residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.

Policy	LSE Alone	Justification
D2 Non-Residential Design	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the design requirements for non-residential development proposals. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CH1 Historic Environment	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the preservation of heritage assets. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CH2 Archaeology	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the preservation of archaeological assets. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CH3 Chatterley Whitfield	☐ Yes ☒ No	This policy encourages development by making use of an existing area. The policy itself does not stipulate the specific development type that may be pursued. Any development may need a project level HRA depending on the specifics of the development. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CH4 Spode	☐ Yes ☒ No	This policy encourages development by making use of an existing area. The policy itself does not stipulate the specific development type that may be pursued. Any development may need a project level HRA depending on the specifics of the development. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
NA1 Green and Blue Infrastructure	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the measures to improve, link and maintain green and blue infrastructure and corridors. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
NA2 Open Space, Sport and Recreation	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the provision of open space, recreation and sport facilities within the plan area. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
NA3 Biodiversity and Geodiversity	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the council statutory obligations to protect designated sites and protected species. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
NA4 Trees and Woodland	☐ Yes ☒ No	This policy will not itself lead to development but rather seeks to ensure the effects upon trees and hedgerows are addressed by project proposers. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CCER1 Climate Change	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the climate change considerations across development types. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.

Policy	LSE Alone	Justification
CCER2 Renewable and Low Carbon Energy	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the renewable energy considerations across development types. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CCER3 Flood Risk and Water Management	☐ Yes ☒ No	This policy will not itself lead to development but rather describes how development must consider the environmental impact upon hydrology. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CCER4 Sustainable Drainage and Water Management	☐ Yes ☒ No	This policy will not itself lead to development but rather describes the expectations for sustainable drainage and water management within development, and ensuring adequate sanitation and pollution controls. The council will not support development that would result in an unacceptable impact on the quality and yield of local water resources, the water environment, and biodiversity. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.
CCER5 Minerals	☒ Yes ☐ No	This policy encourages mineral extraction proposals within the SCCLP area. Development proposed under this policy could result in additional vehicles on the road network that subsequently may lead to increased nitrogen deposition upon Habitats sites. As this policy provides a source, a LSE cannot be excluded. This policy will be considered further at Stage 2 AA.
CCER6 Waste	☐ Yes ☒ No	This policy will not itself lead to development but rather establishes the expectations for waste management in the SCCLP area. The council is currently part of the Staffordshire and Stoke-on-Trent Joint Waste Plan (Staffordshire County Council and Stoke-on-Trent City Council, 2013). The Joint Waste Plan requires a project level HRA at planning application stage for proposals for waste management use. This policy does not provide a source or a pathway for there to be any effect either alone or in-combination with other plans or projects. This policy is screened out of further consideration within this report.

4.3.1 Summary of LSE Alone Screening Assessment

Upon reviewing the feature-pressure interactions, it is considered that the SCCLP will have an LSE alone upon the Midland Meres and Mosses Phase 2 Ramsar site from the following policies:

- E1 Quantity of Employment Development;
- E2 Distribution of Employment Development;
- H1 Housing numbers;
- H2 Housing Distribution;
- CCER5 Minerals; and
- H9 Gypsy and Traveller and Travelling Showpeople Accommodation

These policies establish a source that could utilise existing pathways to have a likely significant effect upon the receptors. The sources considered at Stage 2 AA will be:

- Air pollution deposition
- Recreation

There are no Habitats sites within the SCCLP area. The SCCLP is therefore not capable of introducing non-native plant species, nor is it capable of introducing or displacing the use of pesticides / agricultural runoff where it could have an effect upon the identified Habitats sites. Similarly, the Midland Meres and Mosses Phase 2 Ramsar sites are not hydrologically connected to the SCCLP area, and the SCCLP does not propose policies that could introduce or increase nutrients that could result in eutrophication. Consequently, these pressures are not considered further in this HRA.

5.0 STAGE 2: APPROPRIATE ASSESSMENT

The following sections discuss the pathways that have a LSE and which could result in impacts on the integrity of the Habitats sites identified during Screening.

The DTA Handbook (DTA Publications, 2025) states that *‘The assessment must be of the implications of the plan or project, for the qualifying features of the site, in view of the site’s conservation objectives, in light of the best scientific knowledge in the field. The assessment should also address the implications of the proposed plan or project for habitat types and species to be found outside the boundaries of the site if those implications may affect the achievement of the conservation objectives of the site.’*

The AA should also include consideration of the conservation status of the qualifying feature(s) in the Habitat site(s) and Habitats sites’ condition.

The conclusions of the AA must inform the Integrity Test. The outcome of the Integrity Test will influence the decision made by the plan-making authority. Under Regulation 105(4) *“...the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site...”*

The AA therefore provides an objective and scientific assessment necessary to enable the plan-making authority to make its decision in respect of site integrity with an appropriate degree of confidence.

5.1 HABITATS SITES AFFECTED BY THE LOCAL PLAN

5.1.1 Midland Meres and Mosses Phase 2 Ramsar Site

The Midland Meres and Mosses Phase 2 Ramsar site has a combined area of 1593.14 hectares (Ha) (Natural England, 2026) which is split across 18 component units across Wrexham, Shropshire, Cheshire and Staffordshire Plain (JNCC, 2008).

The Habitats site forms a geographically diverse series of lowland open water and peatland sites in the north-west Midlands of England and north-east Wales. These have developed in natural depressions in the glacial drift left by receding ice sheets which formerly covered the Cheshire/Shropshire Plain. The 18 component sites include open water bodies (meres), the

majority of which are nutrient-rich with associated fringing habitats, reed swamp, fen, carr and damp pasture. Peat accumulation has resulted in the nutrient-poor peat bogs (mosses) forming in some sites on the fringes of the meres or completely infilling basins. In a few cases the result is a floating quaking bog or schwingmoor. The wide range of resulting habitats support nationally important flora and fauna (JNCC, 2008).

The Habitats site's primary interest is its wide range of lowland wetland types and successional stages within a distinct biogeographical area. Waters are generally circumneutral or acidic depending on the component site's soil type, catchment size and usage. Substantial areas of open water remain in some sites, and in many cases this is fringed by extensive and varied swamp, fen and carr communities. Some basins have become peat-filled, leading in some circumstances to the development of ombrotrophic conditions; of particular importance are the quaking bogs or schwingmoors (JNCC, 2008).

Figure 3b indicates that two units are present within 10km of the SCCLP area. The northern most unit is underpinned by Oakhanger Moss Site of Special Scientific Interest (SSSI). This SSSI has an area of 13.56Ha (Natural England, 2012a). Oakhanger Moss shows succession from open water to raised bog. It contains a range of mire habitats, from swamp and willow carr to fen and Sphagnum-dominated bog communities, supporting a mix of common and uncommon plants. Its vegetation pattern reflects differences in water level, nutrient supply and peat development, while nearby peatlands such as Bibby's Moss and White Moss provide useful comparisons. The site is also ecologically notable for its protected Adder *Vipera berus* population, adding to its conservation value within the wider Midlands meres and mosses landscape (Natural England, 2012a).

The most recent condition assessment indicates that the features of the SSSI are in unfavourable condition (Natural England, 2012b).

The southern most Ramsar unit within 10km of the SCCLP area is underpinned by the Black Firs & Cranberry Bog SSSI. This SSSI is 11.00Ha (Natural England, 2021a) and is an outstanding example of a schwingmoor basin mire, a nationally rare habitat and one of only two such sites in Staffordshire. It is unusually rich in bog and fen species for its small size, with a central floating lawn of bog mosses showing a distinctive hummock-and-hollow structure that indicates long-term stability and little human disturbance. The open water area, Black Mere, is the surviving part of a

former kettle-hole lake and the county's largest dystrophic open water, while the surrounding wetland habitats are nationally threatened because of drainage and groundwater enrichment.

The mire supports a clear transition from acidic bog vegetation in the centre to nutrient-rich fen and carr woodland around the edges. Characteristic plants include Cranberry *Vaccinium oxycoccus*, Round-leaved sundew *Drosera rotundifolia*, Cross-leaved heath *Erica tetralix* and cottongrass *Eriophorum angustifolium* on the floating bog lawn, with Willows *Salix spp.*, Alder *Alnus glutinosa* and Birch *Betula pubescens* forming the surrounding fen lagg. The site is also important for wildlife, including rare moths and aquatic insects, while the nearby Black Firs woodland is a modified peat-filled valley alderwood that still retains uncommon wetland plants such as royal fern *Osmunda regalis*. Together, the two areas form a highly significant and diverse wetland and woodland complex (Natural England, 2021a).

The most recent condition assessment indicates that the features of the SSSI are in unfavourable condition (Natural England, 2021b).

5.2 AIR POLLUTION

The screening assessment identified that the following policies could lead to indirect increases in air-pollution deposition because of associated increased vehicle use:

- E1 Quantity of Employment Development;
- E2 Distribution of Employment Development;
- H1 Housing numbers;
- H2 Housing Distribution;
- H9 Gypsy and Traveller and Travelling Showpeople Accommodation; and
- CCER5 Minerals.

Deposition of air pollution can lead to the nutrient enrichment and acidification of soils, encouraging more tolerant ruderal species at the expense of sensitive plant, lower plant and invertebrate communities. In high concentrations, ammonia (NH₃) can result in direct toxic effects on vegetation, a factor which may also be true of Nitrogen Oxides (NO, NO₂ or NO_x). Larger animals, such as small mammals and birds are considered immune to direct effects but can be vulnerable to change in their supporting habitats. Furthermore, it can exacerbate the effects of other factors such as climate change or pathogens.

The Guidance on Decision-making Thresholds document (Chapman & Kite, 2021) explains that a spatial boundary of 10km from a local authority boundary provides an appropriate spatial limit on strategic level HRAs for air pollution.

It is noted that concentrations of air pollution become indistinguishable from background levels beyond 200m from source (Chapman & Kite, 2021; Holman et al., 2020). This does not mean that the impact falls to zero; rather the impact becomes so well dispersed that the effect is largely indistinguishable from that at even greater distances. This, in turn, means that the precise location of a development site within the SCCLP is only significant within its immediate vicinity. These may have a small and unquantifiable impact on 'background' concentrations and fluxes over a very wide area, but this impact will occur regardless of the precise location and is in any case built into the Nitrogen Futures modelling (Dragosits, et al., 2020). The location of development sites within the SCCLP are therefore fundamental to understanding the impact within their immediate surroundings only and are less important when assessing effects upon Habitats sites that are outside the jurisdiction of the plan-making authority.

A review of background air quality trends provided by the Air Pollution Information System (APIS) (UK Centre for Ecology and Hydrology, 2026) indicates that there was an overall decrease in nitrogen and acid deposition at the SSSIs between 2003 and 2021. This may be attributed to national initiatives such as improvements in vehicle technologies (new standard Euro 6/VI vehicles).

When looking at the need to undertake an AA, the criteria set by JNCC (Air Quality Consultants Ltd, 2021; Chapman & Kite, 2021) and Natural England (2025) is an exceedance of 1% of the Critical Level or Critical Load of the following air pollutants:

- NH_3 ;
- NO ;
- NO_2 ;
- NO_x ;
- Nitrogen (N) deposition;
- Acid deposition; and

- Sulphur dioxide (SO₂).

For vehicle emissions, the JNCC screening criteria (Chapman & Kite, 2021) describes that the relevant pollutants from road traffic are NH₃, NO_x and N.

The units of the Midland Meres and Mosses Phase 2 Ramsar Site that are within 10km of the SCCLP area are both within 200m from the nearest road. The unit underpinned by the Oakhanger Moss SSSI unit is approximately 120m from the M6 motorway. The unit underpinned by the Black Firs & Cranberry Bog SSSI is adjacent to the A531 and within 80m of the B5500.

Data from the APIS (UK Centre for Ecology and Hydrology, 2026), presented below in Table 4, shows the minimum Critical Loads (Kilograms of N per hectare per year (Kg/N/ha/yr)) and Critical Levels (micrograms of NH₃ or NO_x per cubic metre (µg/m³)) for the underpinning SSSIs.

Table 4. Minimum Critical Loads and Critical Levels and 1% Threshold

Table sets out the Minimum Critical Loads and Critical Levels and 1% Threshold for Nitrogen, NH₃ and Nox for the Oakhanger Moss SSSI and the Black Firs & Cranberry Bog SSSI

Oakhanger Moss SSSI

	N Critical Load (Kg/N/ha/yr)	NH ₃ Critical Level (µg/m ³)	NO _x Critical Level (µg/m ³)
Minimum Critical Loads/ Level	5	1	30
1% Threshold	0.05	0.01	0.3

Black Firs & Cranberry Bog SSSI

	N Critical Load (Kg/N/ha/yr)	NH ₃ Critical Level (µg/m ³)	NO _x Critical Level (µg/m ³)
Minimum Critical Loads/ Level	5	1	30
1% Threshold	0.05	0.01	0.3

Furthermore, Table 5 shows the range of the modelled rate of deposition between the 1km grid squares of the SSSIs as documented in APIS at the time of writing. On a precautionary basis, this does not include the grid average results for N deposition which do not provide the necessary level of detail.

Table 5. Summary of modelled Critical Loads and Critical Levels

Table summarises the modelled levels of N NH₃ and NO_x for the Oakhanger Moss SSSI and the Black Firs & Cranberry Bog SSSI

SSSI	N deposition for forest (Kg/N/ha/yr)	N deposition for moorland (short vegetation) (Kg/N/ha/yr)	NH ₃ concentration (µg/m ³)	NO _x concentration (µg/m ³)
Oakhanger Moss	43.9 – 44.4	24.2 – 24.5	3.2 – 3.3	9.6
Black Firs & Cranberry Bog	44.8 – 46.5	24.7 – 25.6	3.3 – 4	7.8 – 8.3

When comparing the data in Table 5, with the Critical Loads and Critical Levels in Table 4, it can be established that the N deposition upon both forest and moorland (short vegetation), and NH₃ concentration is already in exceedance of the respective Critical Loads and Levels. The concentration of NO_x is below the Critical Level.

Additionally, the source attribution on APIS (UK Centre for Ecology and Hydrology, 2026) shows that of the local contributions to N deposition, road transport accounts for 6.81% of the deposition within the Oakhanger Moss SSSI. The largest contribution comes from livestock at 56.1%. The trend for the contribution from road transport is also decreasing from 0.99 Kg/N/ha/yr in 2012 to 0.62 Kg/N/ha/yr in 2018 (the latest reading available on APIS). A similar picture is shown at Black Firs and Cranberry Bog SSSI. The source attribution on APIS (UK Centre for Ecology and Hydrology, 2026) shows that of the local contributions to N deposition, road transport accounts for 4.8% of the deposition within the SSSI. The largest contribution comes from livestock at 54.9%. The trend for the contribution from road transport is also decreasing from 1 Kg/N/ha/yr in 2012 to 0.58 Kg/N/ha/yr in 2018 (the latest reading available on APIS). At both SSSIs, the trend for livestock contribution is increasing and the contribution from road transport accounts for less than the critical loads (Oakhanger moss ~3.02 Kg/N/ha/yr and for Black firs ~2.2 Kg/N/ha/yr)

Taking into consideration the small contribution of traffic sources to baseline nitrogen levels, decreasing pollution trends, the contribution of policies in the Local Plan, county and national

initiatives, it is considered that there will be no adverse impact on site integrity at the Midland Meres and Mosses Phase 2 Ramsar due to changes in air quality. As the SCCLP does not give quantifiable information to assess in detail any air pollution effects, this pressure will next be considered at an in-combination AA.

5.3 RECREATION

The screening assessment identified that the following policies could lead to increases in recreational disturbance as a result of associated population increase and vehicle use:

- H1 Housing numbers;
- H2 Housing Distribution;
- H9 Gypsy and Traveller and Travelling Showpeople Accommodation

The SCCLP indicates the aim is to provide a minimum of 19,040 new homes throughout the plan period. When using an average of 2.4 people per dwelling, the SCCLP could result in a population increase of 45,696. This figure however is highly precautionary, as it does not account for existing residents within the SCCLP area moving into new build properties.

That said, the SCCLP also describes the city area as having a unique and distinct natural environment, with many unique brownfield sites rich in wildlife such as Chatterley Valley and numerous parks such as Park Hall Country Park and Berryhill Fields. The council will seek to promote positive improvements to the quality and quantity of the natural environment through securing measurable net gains for biodiversity, which are proportionate to the size, scale and impact of the development proposed.

Policies D3, S3, NA1, NA2 are all designed to support and enhance recreation, green and blue corridors and public amenity within the SCCLP area. Policy NA2 in particular requires applicants to provide an open space or sport and recreation assessment which considers the existing quantity, quality and accessibility of green space and sport and recreation to determine the appropriate provision as part of new development.

Furthermore, neither of the SSSIs that underpin the Midland Meres and Mosses Phase 2 Ramsar units are easily accessible. The Oakhanger Moss SSSI is on privately owned land. No car parks are provided, and no direct bus routes operate from the SCCLP area either.

Black Firs and Cranberry Bog SSSI is managed by the Wildlife Trust, in partnership with Natural England, to monitor the site and plan for its long-term protection. Direct public access to the Cranberry Bog section is not permitted because of its sensitivity and the presence of the Schwingmoor basin mire, which is unstable and potentially hazardous. Public access is available to the Black Firs section via a Public Right of Way along the southern boundary of the SSSI. There is a small circular walk around the Black Firs area, although it is not promoted as a visitor attraction. The site does not have any Wildlife Trust facilities (Staffordshire Wildlife Trust, 2026).

With the existing provision of recreation space within the SCCLP area, combined with the small area and limited accessibility of the underpinning SSSIs, it is considered that there would not be an adverse effect on site integrity from recreational disturbance affecting the qualifying features of the Habitats sites. As the SCCLP does not give quantifiable information to assess in detail any recreational effects, this pressure will next be considered at an in-combination AA.

5.4 IN-COMBINATION APPROPRIATE ASSESSMENT

The threats and pressures assessed within this section are those where the effects are small scale and no mitigation is available to avoid or reduce the effect as per Sections 5.2 and 5.3.

In-combination effects are those which when considered alone are not significant, but when combined with the effects of other plans and projects reach a significant level (for example through addition). The scope of an in-combination assessment should only consider the following (DTA Publications, 2025):

- a) Applications lodged but not yet determined, including refusals subject to an outstanding appeal or legal challenge;
- b) Projects subject to periodic review e.g. annual licences, during the time that their renewal is under consideration;
- c) Projects authorised but not yet started;
- d) Projects started but not yet completed;
- e) Known projects that do not require external authorisation;
- f) Proposals in adopted plans; and
- g) Proposals in draft plans formally published or submitted for final consultation, examination or adoption.

In respect of f) and g) above, relevance to the in-combination assessment would depend on the timing or programming of proposals in the plan.

It is also necessary to understand the associated mitigation measures within any other plans or projects. If effects from other plans and projects are fully mitigated against, there are no outstanding effects to consider that could act in-combination.

Plan-making authorities are also entitled to exercise judgement as to which plans or projects are included in an in-combination assessment, and that there must be a degree of flexibility in an in-combination assessment (Walton v Scottish Ministers 2011 CSOH 131). In that judgement, reference was made to an answer given by the European Commission to a Member of the European Parliament (P-0917/05; 22 April 2005) in which it was said that the in-combination provision must be applied in a manner that is proportionate to the timing, planning stage and legality of the proposed plans and projects.

A review of relevant data sources has been conducted which has identified the following plans and projects (see Table 6) that could act in-combination with the SCCLP to have an adverse effect from air pollution deposition and recreational disturbance.

Table 6. In-combination assessment for the Midland Meres and Mosses Phase 2 Ramsar Site

The table sets out the potential for an Possible Adverse Effect on Site Integrity In-Combination with the local plan from other plans and projects identified in the surrounding area.

Plan or Project	Possible Adverse Effect on Site Integrity In Combination	Justification
Cheshire East Local Plan (Cheshire East Council, 2017; 2020)	☐ Yes ☒ No	The only Habitats sites screened in for assessment are the River Dee and Bala Lake SAC. This is not connected to the SCCLP. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
Newcastle-under-Lyme Local Plan (Newcastle-under-Lyme Borough Council, 2024a; 2024b; 2024c)	☐ Yes ☒ No	The Newcastle-under-Lyme Local Plan HRA concludes the local plan will not have an adverse effect upon the Midland Meres and Mosses Phase 2 Ramsar Site from air pollution deposition and recreation. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
Humber River Basin Management Plan (Environment Agency, 2022)	☐ Yes ☒ No	The SCCLP is incapable of affecting any downstream Habitats sites. The Midland Meres and Mosses Phase 2 Ramsar Site are not hydrologically connected to the SCCLP area and no activities within the Humber River Basin Management Plan are capable of affecting the Ramsar. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
Severn Trent Water Water Resource Management Plan (Severn Trent Water, 2024; 2025)	☐ Yes ☒ No	No pathways identified to the Midland Meres and Mosses Phase 2 Ramsar Site within the Water Resource Management Plan. The only LSEs identified in the Water Resource Management Plan are related to surface water and ground water hydrology. The SCCLP is incapable of affecting hydrology. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
South Staffordshire Water Resource Management Plan (South Staffordshire Water, 2024a; 2024b)	☐ Yes ☒ No	No pathways identified to the Midland Meres and Mosses Phase 2 Ramsar Site within the Water Resource Management Plan. The only LSEs identified in the Water Resource Management Plan are related to the River Mease SAC. The SCCLP is incapable of affecting the River Mease SAC. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
Staffordshire County Council Minerals Plan (Staffordshire County Council, 2017)	☐ Yes ☒ No	The objectives of the mineral plan are to locate mineral sites where adverse impacts are avoided or minimised on local communities and the environment and any benefits are maximised. It seeks to ensure that mineral sites operate to high environmental standards by avoiding, reducing or mitigating as far as possible the adverse impacts on local communities and the environment close to mineral operations and along the routes used to transport minerals. Captains Barn Farm is located in the SCCLP area but is already operational. It is not located near the Midland Meres and Mosses Phase 2 Ramsar Site. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
Staffordshire and Stoke-on-Trent Joint Waste Plan (Staffordshire County Council and Stoke-on-Trent City Council, 2013)	☐ Yes ☒ No	The waste plan does not allocate any sites for the development of new waste facilities, and its policies are not linked to specific locations. Facilities for waste are located closer to Stoke-on -rent than the Midland Meres and Mosses Phase 2 Ramsar Site. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.

Plan or Project	Possible Adverse Effect on Site Integrity In Combination	Justification
Staffordshire Moorlands District Council Local Plan (Staffordshire Moorlands District Council, 2018; 2020)	☐ Yes ☒ No	No pathways identified to the Midland Meres and Mosses Phase 2 Ramsar Site within the Staffordshire Moorlands District Council Local Plan. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.
United Utilities Water Resource Management Plan (United Utilities Water, 2024a; 2024b)	☐ Yes ☒ No	No pathways identified to the Midland Meres and Mosses Phase 2 Ramsar Site within the Water Resource Management Plan. The only LSEs identified in the Water Resource Management Plan are related to the Mersey Catchment. The SCCLP is incapable of affecting the Mersey Catchment. There will not be an in-combination effect upon the Midland Meres and Mosses Phase 2 Ramsar Site.

5.4.1 Summary of AA In-Combination Assessment

Upon reviewing the feature-pressure interactions that have been assessed in-combination with other plans and projects, it is considered that the SCCLP will not have an adverse effect on site integrity in-combination on the Midland Meres and Mosses Phase 2 Ramsar Site. The rationale is that despite other plans and projects being identified, there are no pathways for an in combination adverse effect on site integrity.

6.0 INTEGRITY TEST

The 'integrity' of a site is considered to be the quality or condition of being whole or complete; or in a dynamic ecological context, as having resilience and an ability to evolve in ways that are favourable to conservation. A site can be described as having a high degree of integrity where the inherent potential for meeting site conservation objectives is realised, the capacity for self-repair and self-renewal under dynamic conditions is maintained, and a minimum of external management support is required (DTA Publications, 2025).

The 'integrity of a site' relates to the site's conservation objectives. Taking each qualifying feature in turn, if the conservation objectives for a feature will be undermined, site integrity is necessarily adversely affected. On the contrary, site integrity cannot be considered to be adversely affected if the findings of an appropriate assessment demonstrate that the conservation objectives will not be undermined alone or in combination with other plans or projects. The test is whether there is 'reasonable' scientific doubt rather than an absolute certainty. It is not possible to demonstrate, nor is it necessary to show, an absolute guarantee that there will not be an adverse effect on site integrity (DTA Publications, 2025).

Even where a Habitats site's qualifying features are not currently at favourable conservation status, and conservation objective targets are to 'restore', projects can go ahead if they either provide a reduction in the relevant pressure or they do not contribute toward it. In such cases there is no adverse effect on integrity even if the proposals are not actually contributing to an improvement; they are not making the situation worse, nor are they impeding the achievement of the conservation objectives which are being or will be delivered under Article 6(1) or 6(2).

The only Habitats site identified within 10km of the SCCLP area was the Midland Meres and Mosses Phase 2 Ramsar Site. Natural England does not produce conservation objectives for Ramsar sites. The objectives for West Midland Mosses SAC (Natural England, 2018) have been used as a suitable proxy.

The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the Favourable Conservation Status of its qualifying features, by maintaining or restoring:

- the extent and distribution of qualifying natural habitats and habitats of the qualifying species
- the structure and function (including typical species) of qualifying natural habitats
- the structure and function of the habitats of the qualifying species
- the supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- the populations of each of the qualifying species
- the distribution of qualifying species within the site

It is further noted that the most recent condition assessments of the underpinning Oakhanger Moss SSSI and Black Firs and Cranberry Bog SSSI indicate that the features are in unfavourable condition (Natural England, 2012b; 2021b). The condition assessments refer to water pollution, and failure of management measures intended to maintain water levels are the factors determining the unfavourable condition.

Notwithstanding the absence of mitigation measures, the AA in Section 5 demonstrates that the qualifying features will remain a viable component of the Habitats site. The SCCLP will not impede the achievement of the conservation objectives which are being, or will be, delivered under Article 6(1) or 6(2) of the Habitats Directive. As a result, there will be no adverse effect on site integrity from the SCCLP.

7.0 CONCLUSION

This is a record of the Stage 1 LSE Screening and Stage 2 AA required by Regulation 105 of the Habitats Regulations and undertaken by Tetra Tech in respect of the SCCLP.

The Stage 1 LSE assessment concluded that the SCCLP could have a LSE on the Midland Meres and Mosses Phase 2 Ramsar Site from air pollution deposition and recreational disturbance that could materialise due to policies:

- E1 Quantity of Employment Development;
- E2 Distribution of Employment Development;
- H1 Housing numbers;
- H2 Housing Distribution;
- CCER5 Minerals; and
- H9 Gypsy and Traveller and Travelling Showpeople Accommodation

A Stage 2 AA has been undertaken regarding the implications of the SCCLP in consideration of the applicable conservation objectives. It is considered that the SCCLP does not have the capacity of causing an adverse effect on site integrity either alone or in-combination with other plans or projects. There will be no reduction on the condition of the qualifying features. The conservation objectives to maintain (or restore) each feature in favourable condition will not be impacted. The SCCLP will not impede the achievement of the conservation objectives which are being, or will be, delivered under Article 6(1) or 6(2) of the Habitats Directive.

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FIGURES

Figure 1: Local Plan Area

Figure 2: Habitats sites within 10km of Local Plan Area

Figure 3a: Midland Meres and Mosses Phase 1 Ramsar

Figure 3b: Midland Meres and Mosses Phase 2 Ramsar

Figures 4a – 4b: Air Pollution Deposition Zone of Influence

APPENDIX A: REPORT CONDITIONS

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