

**M54 to M6 Link Road**

**TR010054**

**Volume 6**

**6.3 Environmental Statement**

**Appendices**

**Appendix 15.1 Cumulative assessment  
of other developments**

Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009

January 2020

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning  
(Applications: Prescribed Forms and  
Procedure) Regulations 2009**

**M54 to M6 Link Road  
Development Consent Order 202[ ]**

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**6.3 Environmental Statement Appendices  
Appendix 15.1 Cumulative assessment of other developments**

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<b>Regulation Number</b>	Regulation 5(2)(a)
<b>Planning Inspectorate Scheme Reference</b>	TR010054
<b>Application Document Reference</b>	6.3
<b>Author</b>	M54 to M6 Link Road Project Team and Highways England

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## 1 Introduction

- 1.1.1 This appendix presents Tables 15.1.1 and 15.1.2 as noted in Chapter 15: Assessment of Cumulative Effects of the Environmental Statement (ES) [TR010054/APP/6.1] for the assessment of cumulative effects. The assessment methodology follows the guidance set out by the Planning Inspectorate in Advice Note Seventeen which requires a four-stage approach to the assessment of cumulative effects. For full details of the methodology please refer to Section 15.3 of the ES.
- 1.1.2 Table 15.1.1 shows the long list of 'other developments' which has been compiled and consulted upon with local authorities as part of Stage 1 and the review of these undertaken for Stage 2.
- 1.1.3 Table 15.1.2 shows the shortlist of other developments which were considered to have the potential to result in significant cumulative effects with the Scheme and the assessment undertaken as part of Stage 4.

**Table 15.1.1 Long list and short list of other developments (applications and allocations) and assessment for potential significant cumulative effects (Stages 1 and 2)**

Other development details						Stage 1				Stage 2		
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
1	18/00852/FUL	W J F Kelsall Limited Conversion of redundant barns to five dwellings with associated works.	831	Full application approved March 2019 Subject to Section 106 Agreement.	1	Yes, falls within geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	Development is the conversion of existing redundant barns to dwellings. This is unlikely to give rise to significant losses of soils or geology, affect local Public Right of Way (PRoW), or create a new feature with the potential for landscape and visual, or heritage setting effects. There may be bats within the barns, however assuming these are managed appropriately, no significant effects would be expected. In terms of construction noise, the amount of construction work externally is assumed to be minimal. No significant effects are likely from this development.	No	No
2	17/00930/FUL	Mr Craig Watts Conversion of existing Clubhouse to 26 no. apartments, extension of existing cricket pavilion, and the erection of new hockey pavilion with a new internal drive connection thereto at Chase Park Church Lane Hatherton Cannock.	2035	Awaiting decision - Internal target date of April 2020	1	Yes, falls within landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	Development is a conversion of an existing building and installation of new facilities at an existing sports facility. This would be unlikely to create significant effects in terms landscape character, the water environment, visual effects, heritage setting or ecology (assuming lighting is designed appropriately).	No	No
3	18/00589/OUT	Mr Chris Elgerton Residential development for up to three units (all matters/details reserved).	1779	Outline planning approved September 2018	1	Yes, falls within landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	The position of this site is within an existing estate of houses. It is unlikely to affect water, ecological or heritage receptors, or create significant adverse landscape and visual effects.	No	No
4	17/00796/COM	David Bray Relates to planning application: SS.16/09/608B MW. Application for determination of scheme of conditions under Environment Act 1995 - Periodic review of mineral planning permission SS.13/06/608B MW at Hollybank Quarry, Essington.	1266	Site is currently operational. Review approved October 2017. Application does not describe any changes to operations - assume no change.	1	Yes, falls within landscape, heritage, water and ecology.	This development is part of the current baseline for the Scheme, therefore will not progress to Stage 2.	This development is operational and is part of the current and future baseline.	No			

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5	18/00107/FUL	Mr Merrick Platts Existing building (Old Mitre public house) demolished. Proposed residential development to form 9 apartments (all 2 bed), with associated parking, cycle and bin storage. Existing vehicle access altered.	1853	Full application approved July 2018. Known to be under construction May 2019.	1	Yes, falls within landscape, heritage, water and ecology.	No overlap in construction programmes anticipated. Assume that development will be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	The development is relatively small scale, and with good design is unlikely to give rise to significant environmental effects.	No	No
6	18/01156/FUL	Mr A S Kullar Renovation and conversion of public house to form 10no. 2 bed and 2no. 1 bed apartments, erection of single apartment block containing 18no. 2 bed apartments. Associated access, car parking and landscaping	1918	Approved 22nd November 2019. Assume construction would start prior to start of construction for the Scheme.	1	Yes, falls within landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	The development is relatively small scale and in an existing urban area. Assuming good design, this is unlikely to give rise to significant environmental effects.	No	No
7	16/00487/OUT & 18/00450/REM	Mr Spencer Claye The erection of 230 dwellings with ancillary parking, private amenity space, site infrastructure and landscaping.	1322	Approved June 2017 with reserved matters for increased scheme capacity approved December 2018. Construction has started.	1	Yes, falls within landscape, heritage, water and ecology.	Assume that development will be mostly operational by Opening Year 2024. Construction of some plots may be ongoing at Opening Year 2024.	Likely to be mostly operational by Opening Year 2024.	Yes	This is a large scale housing development on a brownfield site at the edge of Essington, which would have limited landscape and visual effects. A landscape appraisal accompanied the application which notes the site is of limited value for ecology, and the development will improve the site. The accompanying Flood Risk Assessment notes that there are no significant flood risk issues. This development is unlikely to give rise to significant environmental effects.	No	No

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8	18/00995/FUL	Mr Andy Plant The demolition and remediation of the former Royal Ordnance Factory (ROF Featherstone) site and buildings and ancillary works.	16	Majority of the site is built out, however plots remain and there is no record of planning applications for these plots.	1	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Remediation assumed to be ongoing during Scheme construction programme. No 'operational' phase for this application - the ROF Featherstone Masterplan (ID 29) is assumed to be the next phase for this site.	n/a - refer to ID 29	Yes	There may be some localised dust and noise associated with demolition. It is assumed that contamination will be managed appropriately to avoid risk to ecology and waterbodies. Assuming good practice is followed, the effects would unlikely be significant. Remediation works are unlikely to affect PRoW. As this is an existing brownfield site, no significant effects on landscape character or visual effects would be anticipated.  Consideration for the potential future development of this site is covered in the allocation for ROF Featherstone ID29 in this table.	No	No
9	i54 Wobaston Road, South Staffs Core Strategy	101.93 hectares of land, for high technology employment.	950	Majority of the site is built out or covered by current applications however plots remain and there is no record of planning applications for these plots.	3	Yes, falls within geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume that construction of new plots will not overlap as currently no planning applications and SSC have not indicated any applications at pre application stage. Construction of new plots could coincide with the operation of the Scheme.	All plots likely to be operational by year 2028 (the end of the plan period for the South Staffordshire District Council - Core Strategy 2012). Assume this could be in construction at Opening Year 2024 and operational by Design Year 2039.	Yes	This is an extension of an existing business park area adjacent to the M54. A previous planning application (ID 51) on plots within this allocation was submitted with an ES which confirmed significant effects in relation to landscape. Therefore, whilst this is an extension of an existing site, there remains a potential for significant effects.	No	Yes
10	19/00170/FUL	Agent: Croft Architecture Ltd Extension to existing modular school building to provide additional, open-plan classroom space.	914	Full application approved May 2019 with conditions	1	Yes, falls within geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	This is small extension to an existing school, which is unlikely to have significant environmental effects.	No	No

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11	LC34 Fullbrook Walsall Council Site Allocations Development Plan 2019	Existing Local Centre boundary - no specific development identified.	3900	Employment allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is an existing local centre in an urban area. New development is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
12	TR050005	Four Ashes Limited The proposed development consists of: i) an intermodal freight terminal with direct connections to the West Coast Main Line, capable of accommodating up to 10 trains per day and up to 775 m long, including container storage, associated Heavy Goods Vehicle parking, rail control building and staff facilities; ii) up to 743,200 sq m (gross internal area) of rail served warehousing and ancillary service buildings; iii) new road infrastructure and works to the existing road infrastructure; iv) demolition and 'alterations to' existing structures and earthworks to create development plots and landscape zones; v) reconfiguration and burying of electricity pylons and cables; and vi) strategic landscaping and open space, including alterations to public rights of way and the creation of new publicly accessible open areas.	2059	Awaiting decision	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Design Year 2039.	Outside of study area for other topic assessments.	Yes	This development is designated as a Nationally Significant Infrastructure Project, it is likely to have adverse effects on the environment. There is an ES available for this development.	No	Yes
13	CH/15/0048	Development Securities (Cannock) Ltd Hybrid planning application for a designer outlet village	3681	Full application approved July 2016 and expected to be	1	Yes, falls within ecology.	No overlap in construction programmes	Outside of study area for other topic	Yes	This development is under construction and is due to be fully operational by early 2020. The ES notes that there are no significant effects on ecology	No	No

Other development details						Stage 1				Stage 2		
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		development comprising remodelling of existing landform of the site; erection of up to 23,758 sqm (GEA) of commercial units comprising a mix of uses at ground floor, including retail, restaurants/cafes and drinking establishments (Classes A1, A3 and A4) and outdoor play areas and centre management suite and retail storage areas at first floor level; diversion of water courses and sewers and associated drainage and landscaping works. Outline application for Phase 2 - Comprising erection of up to 10,389 sqm (GEA) of commercial units comprising retail uses at ground floor (Class A1), erection of multi storey car park with associated access and hard/soft landscaping (all matters reserved except access).		fully operational by 2020.			anticipated. Assume that development will be operational by Opening Year 2024.	assessments.		as a result of the development.		
14	CH/17/452	Homes and Communities Agency Outline application including access for up to 116 dwellings.	1630	Outline application approved May 2018	1	Yes, falls within landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	Development is the redevelopment of a brownfield site within an urban area. There are unlikely to be significant effects in terms of landscape and visual effects, effects on heritage assets (assuming good design), or effects on the water environment and ecology.	No	No
15	17/01089/FUL	Mr Robert Ball Former Wednesfield High School Lakefield Road Wolverhampton West Midlands WV11 3ES Proposed residential development comprising 210 houses and 56	3965	Full application approved January 2018	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by	Outside of study area for other topic assessments.	Yes	Development is the redevelopment of a brownfield site within an urban area. There are unlikely to be significant effects on ecology.	No	No



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		apartments with associated landscaping, highway amendments, parking and ancillary buildings.					Opening Year 2024.					
16	16/00498/FUL	Mr Fergie Taylor Erection of 4no. industrial/distribution buildings (B1(c)/B2/B8) along with access and servicing arrangements, car parking, landscaping and associated works including attenuation ponds and biodiversity enhancement area.	3533	Full application approved September 2018 - partially built	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is the redevelopment of a largely brownfield site. There is limited potential for this development to have significant impacts on ecology.	No	No
17	CH/15/0385	Lencal Developments Ltd Residential Development: Proposed erection of 2 No. two storey buildings to create 3 No. Flats, 3 No. Garages and 1 No. cycle store and associated works.	2224	Full application approved April 2018	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	The development is relatively small scale, and with good design is unlikely to give rise to significant environmental effects.	No	No
18	CH/17/247	Beckett Build and Design Ltd Residential Development:- Erection of one block of 6 No. two bedroom apartments.	2204	Full application approved September 2017	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	The development is relatively small scale, and with good design is unlikely to give rise to significant ecological effects.	No	No
19	CH/16/269	Penny Gregory Properties Residential Development: Erection of 5 No. two storey apartment units with integral resident parking (application affecting the setting of a listed building).	2998	Full application approved April 2017	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	The development is relatively small scale, and with good design is unlikely to give rise to significant ecological effects.	No	No

Other development details						Stage 1				Stage 2		
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20	CH/16/384	Anglesey Estates Bridgtown Ltd Residential Development: Proposed erection of a part single storey, part two storey apartment block containing eight apartments.	2037	Outline application approved with conditions May 2017	1	Yes, falls within landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	The development is relatively small scale, and with good design is unlikely to give rise to significant ecological effects. It is located within an urban area, and therefore is unlikely to have significant effects on the water environment, landscape and heritage.	No	No
21	CH/15/0078	Anglesey Real Estate Ltd Residential development for 21 No. 1 bed flats to be in two blocks, one fronting Wolverhampton road and one fronting queen street.	2776	Outline application approved with conditions May 2015	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	The development is relatively small scale, located on a brownfield site, and is located in an urban area. It is unlikely to give rise to significant ecological effects.	No	No
22	18/01342/REM 11/01022/EXT	Reserved matters application relating to erection of 126 dwellings (Submission of reserved matters pursuant to outline approval 11/01022/EXT - access, appearance, landscaping, layout and scale).	2905	Approved January 2019	1	Yes, falls within ecology.	Assume no overlap of construction programme. Development will be fully operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	Although this is a large scale development, it is located in an urban area, on brownfield land. Therefore, it is unlikely to have significant effects on ecology.	No	No
23	19/00919/FUL Ref: 168 South Staffordshire District Council Site Allocations DPD 2018	Land at Brinsford Lodge, Featherstone Detailed planning application for 103 dwellings, (100 percent affordable housing) plus associated infrastructure, access and on-site formal and informal open space. (Allocation notes 60 houses on 2.8 ha of land).	263	Full application submitted December 2019, awaiting decision.	3	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume construction programmes could overlap, and that development could be operational by Opening Year 2024 to present worst case.	Assume this could be operational by Opening Year 2024.	Yes	The application for this development is supported by a Landscape and Visual Appraisal which does not anticipated any significant effects landscape or visual effects from this development. The application is supported by a Flood Risk Assessment that confirms there are no major flood issues identified. The Design and Access Statement confirms that there would not likely be significant environmental effects from this allocation.	No	No

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24	18/00710/FUL	Construction of 164 dwellings, a new vehicular access off Pendeford Mill Lane, open space, surface water attenuation and associated works.	3100	Construction anticipated to start in 2020, with entire site to be built by March 2024.	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This site lies on a greenfield site within Green Belt land, is noted to have good accessibility, no major flooding issues, and would have a lesser impact on landscape character than other sites considered. Due to the scale of the site on greenfield land and limited information relating to the site, there remains potential for significant ecological effects. The application has been submitted with an ecological assessment report. This was unavailable to inform the assessment, but was summarised in the Planning Statement, and concluded the site is not likely to result in significant effects, and could provide overall enhancements. For this reason, this other development has not been progressed to Stage 3 / 4 as there is a low risk of significant cumulative effects.	No	No
25	Ref 119 South Staffordshire District Council Site Allocations DPD 2018	Land off Saredon Road 63 houses on 3.3 ha of land.	1100	Housing allocation	3	Yes - construction noise; landscape; heritage and water and ecology.	The plan period for the Core Strategy is up to 2028. As a worst case, assume construction programmes could overlap, and that development could be operational by Opening Year 2024.	Assume this could be operational by Opening Year 2024.	Yes	This is a greenfield site within Green Belt land. The site is noted within the allocation to make a lesser contribution to the Green Belt than other sites (which has been interpreted as meaning this site is of lower value than other sites within the Green Belt), and would have a lesser impact on landscape character than other sites considered. There are no major flooding issues noted at this site. The planning requirements for the allocation relate to assessing permitted minerals operations. There is no mention of ecological or heritage sensitivities. Therefore, assuming good design and construction practices, no significant effects are anticipated.	Uncertainty in regard to deliverability	No
26	Ref 139 South Staffordshire District Council Site Allocations DPD 2018	Land at Pool View, Churchbridge, Great Wyrley 35 houses on 2.2 ha of land.	3500	Housing allocation	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a greenfield site within Green Belt land. As noted in the allocation, this site is considered to make a lesser contribution to the Green Belt and does not have major flooding issues. This site is considered to provide a lesser contribution to the landscape character. A requirement to retain boundary trees and hedges is noted on the allocation. This site is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
27	Ref: 141 South Staffordshire District Council Site Allocations DPD 2018	Land at 154a Walsall Road, Great Wyrley 25 houses on 1.2 ha of land.	2857	Housing allocation	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be	Outside of study area for other topic assessments.	Yes	This site is a brownfield site within an existing development boundary. It has a central urban location, and the allocation notes that there are no flooding issues. The planning requirements for the site include contaminated land issues. However, assuming good design and construction practices, there are unlikely to be significant environmental effects from this development.		No

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							operational by Opening Year 2024.					
28	18/00558/FUL	Construction of 63 dwellings, new vehicular access off School Lane, open space, surface water attenuation and associated works.	2850	Full application approved March 2019. Construction has started with completion of entire site anticipated by end of March 2021.	1	Yes, falls within ecology.	Assume construction programmes may overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This site is a greenfield site within an existing development boundary. It lies within Green Belt, although the allocation notes it makes a lesser contribution to Green Belt than other sites considered. There are no major flooding issues identified. The site has no ecological designations. The application has been submitted with an ecological assessment report. This was unavailable to inform the assessment, but was summarised in the Planning Statement, and concluded the site is not likely to result in significant effects, and could provide overall enhancements. For this reason, this other development has not been progressed to Stage 3 / 4 as there is a low risk of significant cumulative effects.	No	No
29	ROF Featherstone (Extension and Employment Site South Staffordshire District Council Site Allocations DPD 2018	Land at ROF Featherstone 24 ha for B1 and B2 class use, 10 ha of landscaping and planting to be delivered to the east of the site, within the green belt boundary. Relates to the current application for remediation at this site.	16	Employment allocation	3	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	The plan period for the Core Strategy is up to 2028. This site is currently being remediated under ID 8. Assume construction programmes will not overlap. Development may start construction in the Opening Year 2024 and be operational by the Design Year 2039.	Assume this could be in construction at Opening Year 2024 and operational by Design Year 2039.	Yes	There is limited information available about the site. An early Viability and Delivery Options Study (2013) notes that there are potential landscape quality issues associated with this development that need to be addressed. The Site Allocations document notes that an EIA would be required for this site. Assuming good construction practice, it is considered unlikely that there would be significant effects in terms of construction dust or construction noise.	Uncertainty in regard to timing and deliverability	Yes

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30	Hilton Cross Business Park Featherstone South Staffordshire District Council Site Allocations DPD 2018	Hilton Cross Business Park/Mercury Park is a Regional Investment Site for B1, B2 and B8 use. There are still a number of available plots on the site for B1, B2 and B8 class employment use.	0	Employment allocation	3	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	The plan period for the Core Strategy is up to 2028. As a worst case, assume construction programmes could overlap, and that development could be operational by Opening Year 2024.	Assume this could be operational by Opening Year 2024.	Yes	This is an established business park, with an approved layout and design. There are some plots noted as vacant, however they would be within the existing buffers created to protect sensitive receptors from the site. It is assumed there would be no new significant operational effects from this development. With good construction practices, it is assumed there would be no significant construction effects.	Uncertainty in regard to deliverability	No
31	HO124 Allen's Centre, Hilton Road, New Invention Walsall Council Site Allocations Development Plan 2019	HO124 Allen's Centre, Hilton Road 22 dwellings.	2900	Housing allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a relatively small scale development on brownfield land, within an existing development boundary. This is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
32	HO117 New Invention Methodist Church, Lichfield Road, New Invention Walsall Council Site Allocations Development Plan 2019	HO117 New Invention Methodist Church 14 dwellings.	3700	Housing allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a relatively small scale development on greenfield land, within an existing development boundary. Assuming good design and construction practice, this is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
33	HO154 Eagle Public House, Cresswell Crescent, Bloxwich Walsall Council Site Allocations Development Plan 2019	HO154 Eagle Public House 17 dwellings.	3600	Housing allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a relatively small scale development on brownfield land, within an existing development boundary. This is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No

Other development details						Stage 1				Stage 2		
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34	HO195 Petrol Station, 274-276 Lichfield Road, Willenhall Walsall Council Site Allocations Development Plan 2019	HO195 Petrol Station, 274-276 Lichfield Road 21 dwellings.	3700	Housing allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a relatively small scale development on brownfield land, within an existing development boundary. This is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
35	LC21 Coppice Farm Walsall Council Site Allocations Development Plan 2019	Existing Local Centre boundary - no specific development identified.	2600	Employment allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is an existing local centre in an urban area. New development is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
36	LC26 New Invention Walsall Council Site Allocations Development Plan 2019	LC26A New Invention. Residential unless there is a need for other centre uses on the site of former garages, site size is 0.09 ha.	3500	Housing allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a small scale development on brownfield land, within an existing development boundary. This is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
37	LC31 South Mossley Walsall Council Site Allocations Development Plan 2019	LC31A South Mossley Mixed Use including a pub, retail and residential on a 0.21 ha site.	3800	Mixed-use allocation - assumed to be brought forward up to 2026.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a small scale development on brownfield land, within an existing development boundary. This is unlikely to have significant ecological effects.	Uncertainty in regard to deliverability	No
38	ELAA Ref: CE61, Gestamp Cannock Chase District Council - Employment Land Availability	Site to be redeveloped for housing-led scheme with employment uses fronting Watling Street. Planning application CH/17/323 for this development was	2300	Employment allocation - assumed to be brought forward up to	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development	Outside of study area for other topic assessments.	Yes	This development would be on a brownfield site within an existing urban area. This is unlikely to give rise to significant ecological effects.	No	No

Other development details						Stage 1				Stage 2		
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
	Assessment (ELAA)	withdrawn in June 2019.		2028.			could be operational by Opening Year 2024.					
39	SHLAA Ref: C432, Gestamp Cannock Chase District Council - Strategic Housing Land Availability Assessment (SHLAA)	Site identified for mixed use redevelopment of current premises. CH/17/323 outline planning application for demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works. Site area is 5.3ha. Circa 4.5ha net developable area. Planning application CH/17/323 was withdrawn in June 2019.	2100	Mixed-use allocation.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This development would be on a brownfield site within an existing urban area. This is unlikely to give rise to significant ecological effects.	No	No
40	CH/05/0833 / ELAA Ref: CE9, former Automotive Lighting Cannock Chase District Council - Employment Land Availability Assessment	Outline planning permission granted in March 2008 for B1/2/8 uses (CH/05/0833) - (original site area 3.07 ha for application reduced to 2.48 ha to account for now constructed road as part of adjoining residential development). Half of the site is complete, no planning application for other half.	2750	Application and Housing Allocation.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This development would be on a brownfield site within an existing urban area. This is unlikely to give rise to significant ecological effects.	No	No
41	CH/13/0323 / SHLAA Ref: C335, Land off Lakeside Boulevard Cannock Chase District Council - Strategic Housing Land Availability Assessment (SHLAA)	Site area 3.7 ha with a planned capacity of 111 dwellings. Majority of this site has been completed. CH/13/0323 is outline planning permission for residential development: Erection of 111 dwellings, public house/restaurant and provision of public open space (outline all matters reserved), granted March 2016. CH/16/124 is reserved matters approval,	2700	Application and Housing Allocation.	3	Yes, falls within ecology.	Assume no overlap of construction programme. Development will be fully operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This development would be on a brownfield site within an existing urban area. This is unlikely to give rise to significant ecological effects.	No	No

Other development details						Stage 1				Stage 2		
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
		granted June 2016.										
42	SHLAA Ref: C178 County Grounds Depot, Cannock Road, Cannock Chase District Council - Strategic Housing Land Availability Assessment (SHLAA)	Currently forms the County Grounds Depot which supports a building and open area where operational material is kept. Site now identified as surplus to requirements and County will be seeking disposal.	3939	Housing allocation.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This development would be on a brownfield site within an existing urban area. This is unlikely to give rise to significant ecological effects.		No
43	Regeneration Corridor 1 - Pendeford - Fordhouses Black Country Core Strategy 2011	A premier high quality employment location in the Black Country and a focus for leading edge, high technology industry in the Wolverhampton to Telford High Technology Corridor. I54 access improvements including M54 J2 and Vine Island/ Wobaston Road. Rapid transit on Stafford Road. Enhancement of existing open space and canal network, maintaining drainage functions to minimise flood risk. High quality design to attract high value occupiers. Additional 10 ha of additions to employment land between 2009 - 2026. New park and ride site	0	Employment /Transport allocation.	3	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	The plan period for the Core Strategy is up to 2026. As a worst case, assume construction programmes could overlap, and that development could be operational by Opening Year 2024.	Assume this could be operational by Opening Year 2024.	Yes	This site is presumed to be being remediated under a current application (ID 29) for this future development. This has been considered in conjunction with ID 29 at Stage 3/4.	Uncertainty in regard to timing and deliverability.	Yes



Other development details						Stage 1				Stage 2		
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
		located at Brinsford (assumed to be related to clearance for Application 18/00995/FUL ID 29 relating to clearance of this site). Most of this regeneration corridor has been developed already.										
44	19/01269/FUL Land Ref: D5a Wolverhampton Strategic Housing Land Availability Assessment (2019)	Former Northcote Secondary School Application 18/00266/DEM for demolition of school buildings is complete. Application 19/01269/FUL was submitted in October 2019 for a residential development of 196 dwellings with new access roads, parking and landscaping and is awaiting decision.	1300m	Application 19/01269/FUL was submitted in October 2019 and is awaiting decision.	3	Yes, falls within landscape, heritage, water and ecology.	The plan period for the Core Strategy is up to 2026. As a worst case, assume construction programmes could overlap, and that development could be operational by Opening Year 2024.	Assume this could be operational by Opening Year 2024.	Yes	This is a brownfield development within an existing residential area. The application in 2019 was supported by an archaeological evaluation, a flood risk assessment and ecological survey reports. The site has little potential for archaeological finds, has low levels of bat activity and would not result in the loss of any high value habitats. At the time of preparation of the ES, the Lead Local Flood Authority have requested additional design information to be made available in relation to drainage. However, through design development it would be unlikely this project would have a significant effect on flood risk.	No	No
45	18/00296	Mrs Delia Jacques Outline application to demolish the existing house and erect one house and two bungalows. All matters are reserved except for layout.	363	Approved September 2018.	1	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	This is a relatively small scale development on an existing residential site. This is unlikely to result in significant environmental effects.	No	No
46	16/00674/OUT	Outline application for a maximum of fifty dwellings including creation of two ponds (all matters reserved). Former Fishing Pool Showell Road Wolverhampton West Midlands.	3428	Awaiting decision.	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is the site of a former pond which has already been infilled. It is located within an urban area. This development is unlikely to give rise to significant ecological effects.	No	No

Other development details						Stage 1				Stage 2		
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
47	15/01402/OUT	Mr Steve Swann Residential development for twenty dwellings (outline with 'layout' and 'access' considered).	2899	Approved January 2017. Construction does not appear to have started.	1	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a brownfield development within an existing residential area. This is unlikely to result in significant environmental effects.	No	No
48	18/00160/FUL	Erection of three terraced and two semi-detached dwelling.	3062	Approved March 2018.	1	Yes, falls within ecology.	Assume no overlap of construction programme. Development will be fully operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a development within an existing residential area, adjacent to a watercourse, however assuming good construction practice, this is unlikely to result in significant environmental effects.	No	No
49	Stafford Road Area Action Plan	The Goodyear mixed use development is the largest development site in this area, and provides the potential to deliver new homes and other infrastructure in the area. The development of housing on employment sites on Showell Road will replace out of date accommodation which needs significant investment.	2078	Housing allocation.	3	Yes, falls within ecology.	Assume construction programmes will overlap, and that development could be fully operational by Opening Year 2024.	Outside of study area for other topic assessments.	Yes	This is a brownfield development within an existing urban area. This development is unlikely to result in significant ecological effects.	No	No

Other development details						Stage 1			Stage 2			
ID	Application reference	Applicant for 'other development' and brief description	Distance (m) from Scheme boundary	Status	Tier	Within cumulative ZOI?	Overlap in temporal scope?	Future baseline for Environmental Impact Assessment (EIA)?	Progress to stage 2?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to stage 3 / 4?
50	Road Option 9 - South Staffordshire Council Site Allocations Document (SAD) September 2018	South Staffordshire Council and ROF Featherstone. Road Option 9 - access for ROF Featherstone employment site. New link road from Cat and Kittens Lane to the A460 Cannock Road.	0	Route corridor identified in relation to ROF Featherstone developments.	3	Yes, falls within air quality (construction dust), geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume no overlap of construction programme. Development unlikely to be operational by Opening Year 2024 but may be in construction. Development may be open by Design Year 2039.	Assume this could be in construction at Opening Year 2024 and operational by Design Year 2039.	Yes	The Option Assessment Framework Report notes that there are potential significant effects in terms of landscape and the historic environment. Significant effects on protected species and habitat connectivity are predicted - however it is assumed that with good design as this route progresses, this could be reduced to not significant. Effects on the water environmental are expected to be neutral. Assuming good construction practice, there would not likely be significant effects in terms of construction dust or construction noise.	Uncertainty in regard to timing and deliverability	Yes
51	18/00637/OUT	Mr Kevin Moore Outline application for up to 100,000m <sup>2</sup> of employment development (Uses Classes B1b, B1c and B2) together with the creation of primary highway access to the i54 site, with all other matters reserved.	900	Outline application approved March 2019. Construction period is noted in the ES to be 2019 to 2022. Occupation of units will start from 2022, with full operation of facilities by 2028.	1	Yes, falls within geology and soils, land use and access, construction noise, landscape, heritage, water and ecology.	Assume construction programmes will overlap, and that development could be operational by Opening Year 2024.	Likely to be operational by Opening Year 2024.	Yes	This is an extension of an existing business park area adjacent to the M54, with an ES submitted as part of the application. Significant effects are noted in relation to Landscape. Heritage and the water environment were scoped out of the assessment. No significant effects were predicted to ecology.	No	Yes

**Table 15.1.2 Cumulative assessment with other development (applications and allocations) (Stage 4)**

ID	Application Reference	Applicant for 'other development' and brief description	Tier	Assessment of cumulative effect with the Scheme	Proposed mitigation applicable to the Scheme including any apportionment	Residual cumulative effect
9	i54 Wobaston Road, South Staffs Core Strategy	101.93 ha of land, for high technology employment.	3	<p>This site is located to the south west of the M54 Junction 2, adjacent to the area of the Scheme boundary containing signage works and highways works on the M54.</p> <p>The adjacent development (submitted for planning as per ID 51) was not predicted to have significant effects on the same landscape receptors as the Scheme. It is assumed that a similar outcome would be likely for future assessments accompanying applications on this site. The mainline of the Scheme and works to M54 Junction 1 are over 3 km from this site, with intervening development and road infrastructure meaning there is unlikely to be any cumulative effects as a result of the Scheme and this development.</p>	Not required	No residual effects
12	TR050005	<p>Four Ashes Limited</p> <p>The proposed development consists of: i) an intermodal freight terminal with direct connections to the West Coast Main Line, capable of accommodating up to 10 trains per day and up to 775m long, including container storage, associated Heavy Goods Vehicle parking, rail control building and staff facilities; ii) up to 743,200 sq m (gross internal area) of rail served warehousing and ancillary service buildings; iii) new road infrastructure and works to the existing road infrastructure; iv) demolition and 'alterations to' existing structures and earthworks to create development plots and landscape zones; v) reconfiguration and burying of electricity pylons and cables; and vi) strategic landscaping and open space, including alterations to public rights of way and the creation of new publicly accessible open areas.</p>	1	<p>The cumulative assessment for this development considered the Scheme, and concluded there were no significant cumulative effects anticipated.</p> <p>The two sites are sufficiently distant such that there are no nature conservation sites likely to be affected by both sites.</p> <p>The development considered protected species within 2 km of the site, some of which would have foraging areas extending into the study area for the Scheme - namely bats, birds and otter. The site has no connectivity to the watercourses within the Scheme study area, therefore connectivity for otters within the development study area would not be affected by the Scheme.</p> <p>The development notes that there would be temporary loss of foraging areas for bats during construction. Likewise the Scheme would result in the loss of woodland, wetland and severance of hedgerows which would lead to the fragmentation of interconnected habitat that is used by the local bat population. If the construction programmes were to overlap, this loss could be compounded. However, these effects would be temporary, and with the remainder of the wider area vegetation staying largely in place, there should not be a significant cumulative effect.</p> <p>Similarly, the development predicts a loss of habitats used by breeding and wintering birds. The Scheme would also result in the loss of suitable habitats during construction. If the construction programmes were to overlap, this loss could be compounded. However, these effects would be temporary, and with the remainder of the wider area vegetation staying largely in place, there should not be a significant cumulative effect.</p> <p>During operation, the Scheme would provide replacement habitat to mitigate the losses from construction. This is expected to result in neutral and negligible effects for bat foraging /roosting habitat and bird habitats once vegetation is established (Design Year). For the development, the significant effect would partially remain whilst vegetation takes time to establish, or the site cannot replace the lost habitats. The effects are likely to be similar to during construction - and therefore not likely to be significant cumulative effects. As the Scheme is not likely to result in significant residual effects for habitat losses after Design Year, it is considered that there would not be a significant cumulative effect between the two developments.</p>	Not required	No residual effects

ID	Application Reference	Applicant for 'other development' and brief description	Tier	Assessment of cumulative effect with the Scheme	Proposed mitigation applicable to the Scheme including any apportionment	Residual cumulative effect
29	ROF Featherstone (Extension and Employment Site South Staffordshire District Council Site Allocations DPD 2018)	Land at ROF Featherstone 24 ha for B1 and B2 class use, 10ha of landscaping and planting to be delivered to the east of the site, within the green belt boundary. Relates to the current application for remediation at this site.	3	<p>The ROF Featherstone is a major development area alongside the M54, north east of the M54 Junction 2. The new link road to service this development (ID 50) would run south of the M54 using an existing underpass. New housing (ID 23) has been allocated as an extension on the western edge of Featherstone.</p> <p>The timing of construction is unlikely to overlap with the construction of the Scheme due to the uncertainty on timescales for delivering this masterplan. Therefore, there are not likely to be cumulative effects with the Scheme relating to construction dust and noise. The design of the masterplan is unlikely to affect PRow connectivity in the long term, and would likely bring a benefit to the area. Therefore, no cumulative effects on land use and access is anticipated.</p> <p>The site is brownfield, therefore development of it in a sensitive manner is unlikely to result in significant cumulative effects with the Scheme on ecology.</p> <p>In terms of heritage and landscape, Moseley Old Hall is a grade II* listed building located near the M54 westbound carriageway. Moseley Old Hall Cottage is a grade II listed building located to the south of Moseley Old Hall. Whitgreaves Wood (Viewpoint 19) is located between Moseley Old Hall and the M54 and provides screening of some views of the M54. The listed buildings have a high and medium value respectively, and views from Whitgreaves Wood are considered to have a moderate sensitivity to change.</p> <p>The Scheme is anticipated to result in a slight adverse (not significant) impact on the view from Whitgreaves Wood in the Opening Year, reducing to neutral/slight adverse in the Design Year. The other development is unlikely to change this assessment. The Scheme is not expected to affect the setting of Moseley Old Hall or Moseley Old Hall Cottage, or associated buildings, resulting in a neutral effect.</p> <p>No significant cumulative effects are anticipated as a result of this development and the Scheme.</p>	Not required	No residual effects
43	Regeneration Corridor 1 - Pendeford - Fordhouses Black Country Core Strategy 2011	<p>A premier high quality employment location in the Black Country and a focus for leading edge, high technology industry in the Wolverhampton to Telford High Technology Corridor.</p> <p>I54 access improvements including M54 J2 and Vine Island/Wobaston Road. Rapid transit on Stafford Road.</p> <p>Enhancement of existing open space and canal network, maintaining drainage functions to minimise flood risk. High quality design to attract high value occupiers.</p> <p>Additional 10ha of additions to employment land between 2009 - 2026.</p> <p>New park and ride site located at Brinsford (assumed to be related to clearance for Application 18/00995/FUL (ID 29) relating to clearance of this site). Most of this regeneration corridor has been developed already.</p>	3	<p>This development is assumed to be connected to the ROF Featherstone redevelopment (ID 29).</p> <p>Similarly to ID 29, the timing of construction is unlikely to overlap with the construction of the Scheme, due to the uncertainty on timescales for delivering this masterplan. Therefore, there are not likely to be cumulative effects with the Scheme relating to construction dust and noise. The design of the masterplan is unlikely to affect PRow connectivity in the long term, and would likely bring a benefit to the area. Therefore, no cumulative effects on land use and access is anticipated.</p> <p>The site is brownfield, therefore development of it in a sensitive manner is unlikely to result in significant cumulative effects with the Scheme on ecology.</p> <p>In terms of heritage and landscape, Moseley Old Hall is a grade II* listed building located near the M54 westbound carriageway. Moseley Old Hall Cottage is a grade II listed building located to the south of Moseley Old Hall. Whitgreaves Wood (Viewpoint 19) is located between Moseley Old Hall and the M54 and provides screening of some views of the M54. The listed buildings have a high and medium value respectively, and views from Whitgreaves Wood are considered to have a moderate sensitivity to change.</p> <p>The Scheme is anticipated to result in a slight adverse (not significant) impact on the view from Whitgreaves Wood in the Opening Year, reducing to neutral/slight adverse in the Design Year. The other development is unlikely to change this assessment. The Scheme is not expected to affect the setting of Moseley Old Hall or Moseley Old Hall Cottage, or associated buildings, resulting in a neutral effect.</p> <p>No significant cumulative effects are anticipated as a result of this development and the Scheme.</p>	Not required	No residual effects

ID	Application Reference	Applicant for 'other development' and brief description	Tier	Assessment of cumulative effect with the Scheme	Proposed mitigation applicable to the Scheme including any apportionment	Residual cumulative effect
50	Road Option 9 - South Staffordshire Council Site Allocations Document (SAD) September 2018	South Staffordshire Council and ROF Featherstone. Road Option 9 - access for ROF Featherstone employment site. New link road from Cat and Kittens Lane to the A460 Cannock Road.	3	<p>The route crosses through the Scheme boundary and passes under the M54 between Junction 1 and 2. In this location the Scheme works are primarily within the existing highway boundary, and limited to minor changes, such as signage. This would not affect connectivity for biodiversity, or result in habitat loss for this area - therefore no cumulative effect is anticipated in terms of biodiversity.</p> <p>This road would pass to the south of Moseley Old Hall (Grade II* listed building) and Moseley Old Hall cottage (Grade II listed building), which are sensitive receptors which have been considered by the assessment for the Scheme. The Scheme is not anticipated to cause any changes to the setting of Moseley Old Hall, Moseley Old Hall Cottage or any of the associated buildings. Therefore, there is unlikely to be any cumulative impact between the two developments on the historic environment.</p> <p>In terms of landscape, the landscape character of the Settled Heathlands LCT/ Urban LCT which this road runs through is partially influenced by the heritage assets within it but they are not a key characteristic. Visually, there is limited change to the M54 in this location, and views of both developments from the Moseley Road area are screened by existing vegetation. The route of this development may change the existing landscape character, however the Scheme would not have any significant effect on the Settled Heathlands LCT/Urban LCT and would have a neutral effect by Year 15. Therefore, no cumulative effect is anticipated on landscape character or visual effects.</p>	Not required	No residual effects
51	18/00637/OUT	Mr Kevin Moore Outline application for up to 100,000m <sup>2</sup> of employment development (Uses Classes B1b, B1c and B2) together with the creation of primary highway access to the i54 site, with all other matters reserved.	1	<p>This site is located to the south west of the M54 Junction 2, adjacent to the area of the Scheme boundary containing signage works and highways works on the M54.</p> <p>The development was not predicted to have significant effects on the same landscape receptors as the Scheme. The mainline of the Scheme and works to M54 Junction 1 are over 3 km from this site, with intervening development and road infrastructure meaning there is unlikely to be any cumulative effects as a result of the Scheme and this development.</p>	Not required	No residual effects