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Hyndburn Borough Council

Sustainability Appraisal

Core Strategy

SA Report Second Addendum - Assessment of Significant Changes

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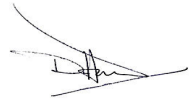
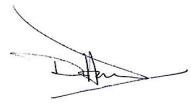


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Core Strategy

SA Report Second Addendum - Assessment of Significant Changes

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Abbreviations

DPD	Development Plan Document
GVA	Gross Value Added
HMR	Housing Market Renewal
LDD	Local Development Document
LDF	Local Development Framework
LTP	Local Transport Plan
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
SuDs	Sustainable Drainage System

1 Introduction

Hyndburn Borough Council (BC) is currently preparing its Local Development Framework (LDF) for the Borough, which will replace the Local Plan adopted in November 1996. The LDF comprises a suite of Development Plan Documents (DPDs) which outlines the key development goals.

A Core Strategy is required to be included as a DPD, setting out a framework for planning in the Borough up to 2026. As part of the development of the Draft Core Strategy, a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) was undertaken as detailed in the SA Report (Report Number 0020-NH50948-NHR-04) and the first SA Addendum Report (Report Number 032-NH50948-NHR-01). The term SA shall be used to refer to the combined SA/SEA for the remainder of this report.

The Core Strategy Submission Document was submitted to the Planning Inspectorate on the 19th May 2011. In accordance with Stage D SEA process, the SA Report was consulted upon alongside the Core Strategy in public hearing sessions in July 2011. As a result of these hearing sessions several amendments have been made to the Core Strategy Submission Document.

This SA Addendum report presents the assessment of significant changes made to the Core Strategy Submission Document since it was issued to the Planning Inspectorate in May 2011. It should be read in conjunction with the full SA Report and the first SA Addendum Report.

2 Significant Changes Since Consultation

This section summarises the significant changes to the Core Strategy Submission Version.

There were several changes made to the Balanced Development Strategy, the Thematic and the Area Based Policies as well as some minor changes to supporting text within the introduction sections of the Core Strategy and the policies. These are summarised in Table 1. The majority of these are not found to be significant and are unlikely to affect the achievement of the SA objectives. Where changes are not found to be significant, no further assessment has been undertaken. This is also indicated in Table 1.

There have been a number of changes to the Appendices in the Core Strategy. It is not considered that these changes would affect the achievement of the SA objectives and therefore no further assessment has been undertaken.

Table 1 - Changes Made to Core Strategy Submission Document

Change reference number	Reference	Brief Description of Changes	Re-assessment Required?
CS1	Page 6, Para 1.1	Minor amendments to introductory text to reflect Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS2	Page 6, footnote 1	Minor amendments to introductory text to reflect change in circumstance. No significant changes were made which would affect the achievement of the SA objectives.	No
CS3	page 7, paragraph 1.5	Minor amendments to introductory text to reflect Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS4	page 7, paragraph 1.7	Minor amendments to introductory text to reflect Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS5	page 8, paragraph 1.9	Minor amendments to introductory text to reflect introduction of Community Infrastructure Levy. No significant changes were made which would affect the achievement of the SA objectives.	No
CS6	page 8, after paragraph 1.7	Introduction of text to explain Minerals and Waste Development Framework. No significant changes were made which would affect the achievement of the SA objectives.	No
CS7	page 10, paragraph 1.18	Deletion of details regarding the Hyndburn Local Strategic Partnership. No significant changes were made which would affect the achievement of the SA objectives.	No
CS8	Page 12, paragraph 1.25	Minor amendments to clarify the review period of the Core Strategy. No significant changes were made which would affect the achievement of the SA objectives.	No
CS9	Page 13, Figure 4	Minor amendments to improve the clarity of the plan. No significant changes were made which would affect the achievement of the SA objectives.	No
CS10	Page 15, para 2.9	Minor amendments to reflect the Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS11	page 16, paragraph 2.10 and table 1	Substitution of new population data. No significant changes were made which would affect the achievement of the SA objectives. The projections themselves are not significantly different to previous data, and still show some growth of population in future years.	Slight change to baseline data, but this is unlikely to affect the outcome of the overall assessment. No assessment required.
CS12	page 17, paragraph 2.13	Substitution of new Multiple Indices of Deprivation statistics. No significant changes were made which would affect the achievement of the SA objectives. Income, employment and education remain key issues. There have been some improvements in crime statistics.	Slight change to baseline data, but this is unlikely to affect the outcome of the overall assessment. No assessment required.
CS13	page 24, paragraph 2.43	Minor amendments to introductory text to reflect change in circumstance. No significant changes were made which would affect the achievement of the SA objectives.	No
CS14	page 30,	Minor amendments to improve the clarity of the plan. No significant changes were made which	No

	paragraph 3.16	would affect the achievement of the SA objectives.	
CS15	page 32, paragraphs 3.17 – 3.23	Significant changes to the Balanced Development Strategy for Hyndburn.	Yes – this change should be assessed.
CS16	page 34, figure 8	Substitution of maps within the supporting information. No significant changes were made which would affect the achievement of the SA objectives.	No
CS17	page 35, paragraph 4.1	Minor amendments to reflect the Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS18	Page 36, Para 4.5	Additional text to clarify plan and strengthen need to develop strong and vibrant town centres. This paragraph already supports the creation of a thriving local economy and sustainable market towns. This change is unlikely to affect the achievement of the SA objectives.	No
CS19	Page 36, Policy E1	Insertion of new text for Policy E1 regarding future employment sites.	Yes – Review of the assessment for Policy E1 taking into account changes to supporting text required.
CS20	Page 36, Para 4.7	Some clarification has been added to the supporting text for Policy E1. No significant changes were made which would affect the achievement of the SA objectives.	No
CS21	Page 36-37, new Para's after Para 4.8	Some clarification has been added to the supporting text for Policy E1. No significant changes were made which would affect the achievement of the SA objectives.	No
CS22	page 37, paragraph 4.10	Minor amendments to reflect the Localism Bill. No significant changes were made which would affect the achievement of the SA objectives.	No
CS23	page 39, paragraph 4.19 and footnote 43	Minor amendments to introductory text to reflect change in circumstance. No significant changes were made which would affect the achievement of the SA objectives.	No
CS24	Page 40, Para's 4.23 – 4.24	Deletion of details regarding historic housing needs as developed for the former Regional Spatial Strategy. Text appears to have been moved and reworded as per Change Reference Number CS27. No significant changes were made which would affect the achievement of the SA objectives.	No
CS25	page 40, paragraph 4.26	Minor amendments to improve the clarity of the plan with regard to housing needs. Paragraph effectively reworded. No significant changes were made which would affect the achievement of the SA objectives.	No
CS26	Page 42, Policy H1	Minor amendments to improve the clarity of the plan with regard to housing needs – includes specifying number of houses needed and the presumption against development within the curtilage of properties. No significant changes were made which would affect the achievement of the SA objectives.	No
CS27	Page 42, Supporting text	Minor amendments to improve the clarity of the plan with regard to housing needs. Majority of this text appears to have come from the deletion in Change Reference Number CS24. No	No

	to Policy H1	significant changes were made which would affect the achievement of the SA objectives.	
CS28	Page 43, Para 4.34	Minor amendments to improve the clarity of the plan. No significant changes were made which would affect the achievement of the SA objectives.	No
CS29	Page 43, Para 4.35	Minor amendments to improve the clarity of the plan. No significant changes were made which would affect the achievement of the SA objectives.	No
CS30	page 44, paragraph 4.37	Minor amendments to improve the clarity of the plan. No significant changes were made which would affect the achievement of the SA objectives.	No
CS31	page 44, policy H3	Minor amendment to change "existing sites" to "existing permanent sites". No significant changes were made which would affect the achievement of the SA objectives.	No
CS32	page 45, paragraph 4.40	Clarification of supporting text to refer to actual scale of provision being made for travellers. No significant changes were made which would affect the achievement of the SA objectives.	No
CS33	page 48, policy HC4	Minor amendment to change "facilities" to "cultural facilities". No significant changes were made which would affect the achievement of the SA objectives.	No
CS34	page 54, Para 4.70	Additional text inserted to refer to Low Emissions Strategies. The policy Env4 performed well against the objectives and this addition is unlikely to affect the achievement of the SA objectives.	No
CS35	page 55 Para 4.74	New supporting text for renewable policy Env 5. This clarifies potential for commercial scale wind technology. No significant changes were made which would affect the achievement of the SA objectives.	No
CS36	Page 58, Para 4.87	Additional text was inserted at the end of the paragraph to refer to the need for development in urban areas to undertake transport assessments and provide travel plans. This was previously required for major developments and so expands to the requirement to potentially smaller developments. There have been no amendments to the Transport Policies or their strategic direction, and so this change is not considered to significantly affect the achievement of the SA objectives and is more of a clarification on the aims and objectives of the Transport Policies.	No
CS37	page 60, paragraph 4.91	Additional text was inserted at the end of the paragraph to explain an approach to transport priorities. This prioritises sustainable locations for development, then a reduction in trip generation, demand management and finally capacity improvements. As for CS36, there have been no amendments to the Transport Policies or their strategic direction, and so this change is not considered to significantly affect the achievement of the SA objectives and is more of a clarification on the aims and objectives of the Transport Policies.	No
CS38	Page 61, Para 4.95	Textual correction – no significant changes.	No
CS39	Page 62, Para 4.102	Insert Minor clarification of consultation with the Highways Agency and Local Highways Authority for cumulative assessment of impacts. This is unlikely to affect the achievement of	No

		the SA objectives.	
CS40	Page 65, Policy A1	Number of houses updated to reflect new information. This very small increase in number (25 houses) is unlikely to affect the achievement of the SA objectives.	No
CS41	Page 66, Para 5.8	Removal of text relating to delivery of housing requirements. This is unlikely to affect the achievement of the SA objectives.	No
CS42	Page 75, Para 5.37	Delete Deletion of text to reflect a review of circumstances. This is unlikely to affect the achievement of the SA objectives.	No
CS43	Page 75, after Para 5.38	Additional text added for Huncoat to add clarity to the plan. This is unlikely to affect the achievement of the SA objectives.	No
CS44	Page 76, Para 5.39	There has been insertion of additional text to clarify some points regarding the Huncoat development. This includes consideration of access and noise issues for adjacent land which should be considered by the development. Whilst this detail is welcomed and will give some starting points for the design of development at this site, this is unlikely to significantly change the performance of Policy A7 against the SA objectives.	No
CS45	Page 76, Policy A8	The original Policy A8 has been reworded to add clarity.	Yes
CS46	Page 76, Para 5.41	Minor amendment to the text. This is unlikely to affect the achievement of the SA objectives.	No
CS47	Page 76-77, Para 5.42	Deletion of reference to the proposed Waste Technology Park.	This additional text has also been deleted from Policy A8. This will be assessed under CS45, the revised Policy A8.
CS48	Page 77, Para 5.43	Minor amendment to the text. This is unlikely to affect the achievement of the SA objectives.	No
CS49	Page 77, Policy A9	Clarification that the Whinney Hill Link Road will serve the housing site on the former Huncoat Colliery. This is unlikely to affect the achievement of the SA objectives.	No
CS50	Page 77, Para 5.44	Minor clarification to text to include the housing site on the former Huncoat Colliery. This is unlikely to affect the achievement of the SA objectives.	No
CS51	Page 77, Para 5.45	Delete text with details of location of Whinney Hill Link Road. This is unlikely to affect the achievement of the SA objectives.	No
CS52	Page 77, new Para after Para 5.45	Insertion of additional text to clarify procurement route and delivery plan for Whinney Hill Link Road. This is unlikely to affect the achievement of the SA objectives.	No
CS53	Page 79, Policy GH1	Number of houses updated to reflect new information. This is unlikely to affect the achievement of the SA objectives.	No
CS54	Page 81, Policy R1	Number of houses updated to reflect new information. This is unlikely to affect the achievement of the SA objectives.	No

CS55	Page 84, Policy KW1	Change of title of "Strategic Employment Site" to "Strategic Regional Employment Site". This is unlikely to affect the achievement of the SA objectives.	No
CS56	Page 84, Para 5.66	Clarification added to explain designation of Whitebirk as a strategic regional site. This is unlikely to affect the achievement of the SA objectives.	No
CS57	Page 88, Para 6.2, first bullet point	Removal of text relating to delivery of housing requirements. This is unlikely to affect the achievement of the SA objectives.	No
CS58	Page 88, Para 6.2, fourth bullet point	Re-naming of "Regional Investment Site" to "Strategic Regional Employment Site". This is unlikely to affect the achievement of the SA objectives.	No
CS59	Page 89, Para 6.5	Re-naming of "Regional Investment Site" to "Strategic Regional Employment Site" and insertion of additional text on the position with regard to the widening of M65. This is unlikely to affect the achievement of the SA objectives.	No

3 Assessment of Significant Changes

The policies contained in Table 2 have all been subject to a level of reassessment through the SA. Commentary is provided on each and the overall impact this has had on the sustainability of the Core Strategy. Where the change has required, amendments to the matrices contained in the SA Report have been made and are included in Appendix A. The amendments made after the issue of the first SA Addendum Report are shown in track-changes. Please refer back to the first SA Addendum Report to see the track-changes made at that time.

The changes are generally quite minor, although some do contribute to slight improvements against the achievement of some objectives.

The amendments made have not addressed the recommendations noted made in the first SA Addendum Report. Tables 3 and 4 show where recommendations which remain.

Table 2 - Assessment of Significant Changes to Balanced Development Strategy and Policies

Change Reference Number	Policy	Significant Changes	Sustainability Comments
CS15	BDS	The entire text of the Balanced Development Strategy has been replaced with a new Strategy.	There is no change in strategic direction in the new Balanced Development Strategy, but the policy has undergone obvious revision to enable a clearer strategy to be produced. The previous comments in the SA Report regarding the specific role of Accrington town centre as the primary retail and commercial centre of the Borough has been taken on board. In addition, the strategy also makes reference to climate change being a driver in the overall strategy. Overall, it is considered that the Balanced Development Strategy provides a legible and coherent plan for the direction of change in Hyndburn.
CS19	E1	Key additions to Policy E1 include the addition of an intention to strengthen the role of the town centres of Accrington, Great Harwood and Rishton. The supporting text now clarifies the capacity for provision of retail. The Hyndburn Retail Study demonstrates capacity up to 2015, and it has been identified that an ongoing monitoring of this is required to forecast future capacity and needs. It is also stated within the supporting text; that retail development beyond the urban boundary which has an area greater than 2500 square metres will require impact assessment.	This addition will ensure that access to key services and retail facilities will be retained and potentially improved. The forecast need for regeneration within these town centres is only until 2015 and so there is an uncertainty as to the provision of services in the medium to long term.
CS20	E1		The addition to the policy also strengthened the performance against the objective to deliver urban renaissance. Regeneration and new development within these town centres will contribute to strengthening economic strength, social well being and potential provide design excellence.
CS21	E1		Encouraging regeneration within the town centres will encourage development on Brownfield land promote the use of public transport to access services and retail.
CS45	A8	The policy has generally been reworded to provide additional clarity to the policy. Text relating the proposed Waste Technology Park has been deleted.	Any adverse effects or uncertainty regarding the Waste Technology Park have been deleted. Positive effects associated with an increase in recycling rates have also been deleted.

Table 3 - Recommendations for Thematic Policies which have been incorporated from the SA Report

Broad Sustainability Topic	Mitigation Measure / Recommendation
Environment	<p>Appropriate ecological assessment will be required prior to development at Whitebirk and Huncoat.</p> <p>All development should be encouraged to consider the provision of green infrastructure, as described in Policy Env1.</p> <p>Opportunities for the re-use of the old mill buildings could be considered through Policy E2 and its accompanying text. In addition, a link to the design policy should be made in relation to the protection of heritage and local character. <i>This recommendation was been partially incorporated as assessed in the first SA Addendum Report. There is still room for improvement of Policy E2 with inclusion of a general statement to protect local heritage and character within employment sites.</i></p> <p>The Core Strategy could provide an additional level of protection for heritage buildings and/or set out under what conditions the Council will accept change to their fabric, as well as their setting (currently mentioned within Policy Env6). Policy Env3 could contain reference to the value of historic landscape within the Borough.</p> <p>Consultation with the EA should be conducted prior to development, in relation to potential flood risk etc.</p> <p>Consultation with United Utilities should take place (particularly housing), in relation to potential pressure upon water resources.</p> <p>All development should be encouraged to consider the use of Sustainable Drainage Systems (SuDS), as explained in Policy Env4. New Greenfield developments should implement strong pollution control measures and SuDS as required in Policies Env4 and Env7.</p> <p>All developments need to consider the potential for contaminated land and implement remediation measures if necessary. This could be brought out in Policy Env6 and its accompanying text.</p> <p>Before the Regional Employment Site is developed, further discussion should occur with the Highways Agency and the local Environmental Health Office to ensure that potential air quality impacts are assessed and suitably mitigated.</p> <p>Air quality monitoring should take place where there is uncertainty over potential changes as a result of development.</p> <p>Policy Env4 could clarify the position of the Council on the installation of micro-renewable technology to existing buildings.</p>
Housing	No recommendations.
Economy	No recommendations.
Transport and Access	<p>Potential traffic implications as a result of development at Whitebirk and Huncoat should be fully assessed and monitored.</p> <p>New walking / cycling routes should be appropriately lit and incorporate safety by design principles. Requirements for walking/cycling facilities could be extended to existing areas to significantly improve the performance against this SA Objective. Reference to elements within the Lancashire LTP3 would help to support such initiatives.</p> <p>Reference could be made to active travel proposals in the Lancashire LTP3 in Policy HC1 and Env1.</p> <p>Policy HC3 could go further by aspiring to extending 20mph speed limits, and possibly shared surfaces, to existing residential areas, not only new developments.</p> <p>It is recommended that Policy T3 makes reference to the need for road improvements to be subject to appropriate environmental assessment and mitigation procedures. Hyndburn BC should ensure that scheme options and designs are developed to minimise adverse environmental, amenity and health impacts in line with other policies.</p> <p>The Core Strategy could include a statement of principle that supports sustainable transport over the private car.</p> <p>Walking and cycling improvements should be focussed where they would have the greatest impact on car use (i.e. for accessing schools, local shops and the town centre).</p>
Social	Development at Huncoat should be designed to integrate well with existing communities in the area and to prevent potential sprawl. This could include the provision of shared community facilities and public open spaces as part of new development.

	<p>Consideration should be given to putting a greater emphasis on the provision of health facilities to address health deprivation issues where a need has been identified.</p> <p>Allotments and sports pitches could be specified under sports and recreation facilities in Policy HC2.</p>
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Table 4 - Recommendations on Area Based Policies

Broad Sustainability Topic	Mitigation Measure / Recommendation
Environment	<p>Opportunities should be taken to protect and enhance biodiversity during any development works, to ensure no net loss of habitat value. [This was been partially incorporated into Policy A7 as assessed in the first SA Addendum Report]. This should include ecological surveys being undertaken, where appropriate, prior to any works and the implementation of a Construction Environmental Management Plan (CEMP).</p> <p>The Supplementary Planning Document (SPD) relating to the Brookside Business Centre should contain clear provisions to ensure biodiversity protection and enhancement.</p> <p>Opportunities should be taken to minimise visual impact; for example, screening, landscaping and considerate design.</p> <p>Cross references could be made to the general provisions of Policy Env3, for consistency.</p> <p>Reference could be made in Policies A4 and A6 to desirability of reusing existing buildings in the vicinity of the Leeds and Liverpool Canal.</p> <p>Appropriate environmental mitigation (and if required appropriate air quality assessments) must be developed to avoid adverse impacts as a result of the Whinney Hill Link Road. Opportunities to promote public transport links should be sought if possible.</p> <p>Opportunities should be taken to protect and enhance the quality of the water environment during any development works. The implementation of a CEMP during construction phase should help to avoid water pollution. Where necessary, e.g. in relation to development upon Greenfield land, SuDS should be incorporated into the design to address water runoff.</p> <p>Cross references could be made to Policy Env4, in relation to potential flood risk, sustainable design principles, energy efficiency and sustainable use of natural resources.</p> <p>Opportunities should be explored to open culverts as part of redevelopment options.</p> <p>It is essential that sustainable development principles underpin the development at Huncoat in order to mitigate the adverse impacts of developing on a greenfield site.</p> <p>The Regional Employment Site at Whitebirk should be developed in accordance with Policy Env6, requiring use of <i>Secure by Design</i> principles.</p> <p>Implementation of a CEMP during the construction period of developments, particularly within Greenfield land, should help to avoid contamination.</p>
Housing	<p>Policy A1 could contain a reference to the need for a proportion of new housing to meet accessibility standards, such as Lifetime Homes.</p> <p>Links could be made between Policy A1 and Policy H1 to identify the need for larger, lower density housing types to be built in Accrington specifically.</p>
Economy	<p>New business development should be encouraged to make use of local labour and to offer training schemes, as indicated in the commentary to Policy E2. For example, the accompanying text to Policy KW1 could refer to a requirement for businesses to develop on-the-job training.</p>
Transport and Access	<p>The value of the Leeds and Liverpool Canal towpath as a route for walking and cycling could be emphasised.</p> <p>New and enhanced walking and cycling routes should be identified in the Site Allocations DPD with the aim of connecting residential areas to local service centres and employment areas, as well as to Accrington town centre.</p> <p>Allocation of specific sites for housing in Great Harwood should ensure that new sites are able to make use of sustainable transport options.</p> <p>Links could be made between Policy R3 and those on green infrastructure and active travel (Policies HC1, Env1 and T2).</p>

	It should be ensured that a range of sustainable transport measures are taken forward alongside the provisions of Policy KW1.
Social	No recommendations.

4 Summary

The initial SA Report identified that many of the sustainability issues for the Borough would be addressed by the thematic and area based policies, with the Balanced Development Strategy providing overall strategic guidance. The policies on the whole are comprehensive with only a few potential negative effects identified.

The amendments made to the Core Strategy since the first SA Addendum Report have mainly provided additional clarity on the Core Strategy direction, but have improved the sustainability of the plan in some areas.

As there has been no major change to the direction of the Core Strategy, it is considered that there will be no further cumulative impacts than those reported in Section 7.9 of the SA Report.

It is also considered that the changes reported in this addendum report will not affect the monitoring strategy set out in the SA Report.

Appendix A



Updated Assessment Matrices