



PART TWO

Chapter 1

Sustainability Appraisal

Draft Development Brief,

Project Phoenix (Phases 1 & 2),

Accrington

Scoping and Interim
Appraisal Report

January 2006

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Also available by request

Detailed appraisal matrix for each topic of the development brief, including commentary

1 Introduction

Sustainability Appraisal is used to assesses Development Plan Documents and Supplementary Planning Documents during preparation, to identify significant sustainability effects of the proposals and contribute to decision-making that promotes sustainable development.

This Sustainability Appraisal Scoping Report has been prepared in two parts

Part One is the main body of the Scoping Report containing information that provides the model SA framework for appraisal all relevant documents

Part two – will contain a separate chapter on each individual supplementary planning document as required.

This Chapter presents the more specific SA information relating to the Draft Development Brief for Project Phoenix (Phases 1 & 2), Accrington, broadly following same format as the model framework set out in Part one and should be read in conjunction with Part One of the Scoping Report.

2 Purpose of the development brief

The brief is being prepared by Hyndburn Borough Council as a supplementary planning document (SPD) to provide additional information regarding the redevelopment of land in the West of Accrington - bounded by Blackburn Road, Star Street, the Blackpool – Colne railway line and Grant Street/Dale Street.

The purpose of the brief is to assist potential developers in the preparation of planning applications with the intention of producing high quality planned development on this flagship site which is the first phase of the West Accrington and Church Area Development Framework (ADF). The ADF forms part of the Hyndburn Borough Council element of the Elevate East Lancashire pathfinder initiative which is a fifteen year programme aimed at reversing the problem of low demand and abandonment in the sub-region's housing market. The brief will be a material consideration in deciding planning applications on this site.

The brief describes the planning history, consultation process, site and surroundings, and development guidance on the desirability of land uses that accord with best practice and principles of sustainable development. The site should be developed in a way which brings about social, economic and environmental benefits to the local area.

3 Objectives of the development brief

The objectives of the brief are:

- To provide a mix of housing types, tenures and values at the neighbourhood level.

- To create a new environment that can embrace a variety of house types.
- To assist in the wider regeneration of West Accrington
- To provide guidance on a variety of planning land use issues that the Council will wish to be considered when potential developers submit planning applications, with specific reference to urban design principles, commercial uses, housing, public open space provision, highways and transport matters, parking and the provision of health facilities.

4 SA Framework

The SA Framework for the draft development brief was developed and appraisal carried out during July and August 2005. The SA findings have been used to refine the content of the draft development brief.

The SA arrangements included

- establishing a multi-disciplinary Sustainability Appraisal Panel, with a good balance of economic, social and environmental expertise together with the wider understanding of the interactions that underpin sustainable development. Membership of the SA Panel is shown in Appendix 3.
- Training session with support from Government Office Northwest and Northwest Regional Assembly
- Sustainability Objectives and sub-objectives based on the SA for the Regional Spatial Strategy and county level discussions
- Sustainability Appraisal matrices to assess the development brief land-use considerations guidelines against the sustainability Objectives

5 Relationship with other Relevant Plans, Programmes and Policies

A full review of other plans and programmes that may affect the Local Development Framework is shown in Part 1 of this report, including those on housing and regeneration of relevance to this Supplementary Planning document. See Appendix A of Part one of this Scoping Report

6 Baseline information

A comprehensive baseline database of economic, social and environmental context and issues for the Hyndburn has been developed – see Appendix B of Part one of this Scoping Report

The Project Phoenix draft Development Brief lies within Church and Central Wards. Baseline data has also been identified for these wards where available and relevant to the Development Brief, so that its effects can be monitored – as set out in Appendix 4. Actual monitoring arrangements will be publicised alongside the adopted document.

7 SA Objectives

Preparation of the draft development brief for Project Phoenix is at a more advanced stage than the other documents of the Local Development Framework. To ensure that the significant sustainability effects of the draft brief were considered during its preparation, interim SA mechanisms were developed including Sustainability Objectives and sub-objectives based on the SA for the Regional Spatial Strategy and county level discussions – as set out in Appendix 2

Comprehensive work has now been progressed to provide the model for all ongoing SA for the LDF – as presented in part one of this document.

While the wording of the 2 sets of objectives differs slightly, the content and principles of the earlier version of SA Objectives used to appraise the Project Phoenix draft development brief SPD are consistent with the overall approach now presented in Part 1 of this Scoping report.

8 Sustainability Appraisal Findings

Two Sustainability Appraisal sessions with the SA Panel were held during August 2005, focussing on the land use considerations section of the draft development brief, covering the topics of housing, commercial, health facility, highways, parking and open space.

The Sustainability Appraisal findings are detailed in the following Appendices

- executive summary of recommendations – Appendix 1
- summary of impact of each topic on the sustainability objectives appendix 2
- detailed appraisal matrices for each topic are also available if required (and have been forwarded to 4 statutory consultees to satisfy the requirements of the SEA Directive)

All of the recommendations have been incorporated into the document, ensuring that the development brief will be a strong vehicle to promote sustainable development.

**EXECUTIVE SUMMARY OF SA RECOMMENDATIONS
PROJECT PHOENIX DRAFT DEVELOPMENT BRIEF**

1. GENERAL RECOMMENDATIONS

- a. Need to increase the strength of requirements for local employment and preference for local service providers and suppliers, as this is a fundamental aspiration of Elevate and the HMR programme overall
- b. Consider requiring linkage with A & R college on construction training and other training providers to maximise local benefits
- c. Need to ensure a high quality of development through best practice design guidance and encourage creative design with detailing to enhance local identity.
- d. Consider measures to enhance street scene on Blackburn road as main route to town centre – housing, commercial, health facility, open space and highways aspects should all contribute to this aspiration. Also consider the impression of the area as viewed from the railway line.
- e. Consider requiring sustainable construction standards for all new developments - specifically Eco-homes standards for housing developments reflecting detail of Elevate policy, and refer to Breeam guidelines for non-housing developments
- f. Consider measures to positively encourage alternative forms of travel, including pedestrian priority, links to the National Cycle Network including signage from key public places, and Green travel plans for larger developments
- g. Consider requiring inclusion of Secured by Design guidelines in all aspects of the redevelopments (including layout, defensible space, Lighting etc)
- h. Consider requiring Sustainable Urban Drainage system (SUDS) measures, such as permeable surface treatments for highways and parking areas and rainwater re-use
- i. Consider requiring all developments to include renewable energy installations to supply at least 10% of their energy demand, as encouraged by PPS 22 and TCPA guidance. (Information – a feasibility study on practical renewable technologies is being conducted within the Elevate programme – ‘Renewal’ – report expected imminently)
- j. Consider requiring mechanisms for prudent resource use, including use of local suppliers, re-use of traditional materials resulting from HMR demolition, secondary aggregates and construction waste minimisation. (Info - a feasibility study on

recycling in demolition is being conducted by Burnley Enterprise Trust, and due for completion imminently.)

- k. Consider provision for recyclables and refuse for dwellings and other developments with good accessibility for kerbside collections

2. HOUSING SPECIFIC RECOMMENDATIONS

- a. Overall there is a need to ensure that the redevelopments fulfil local requirements based on interpretation of the housing needs survey, and including guidance for the appropriate mix of housing developments expected. Include guidance on tenure, size, type including needs such as affordable, lifetime homes, young people, supported, homeless.
- b. Consider needs of the displaced community and ensure they have access to the new developments – eg affordability, measures to bridge the housing value gap, housing advice

3. COMMERCIAL SPECIFIC RECOMMENDATIONS

- a. More may be needed to resolve relocation requirements of existing businesses, such as additional investment to tackle incompatible uses. But to maintain locally accessible jobs, consolidation within the wider HMR area would be desirable.
- b. As some conflict likely to remain, careful design in highways arrangements is needed
- c. Consider and state requirements for consistency with current retail policy to protect town centre viability.
- d. Concern re possible negative impact of take-aways and how to prevent their dominance – need to state a requirement reflecting local plan policy

4. HEALTH FACILITIES SPECIFIC RECOMMENDATIONS

- a. Consider specific provision for bus stop, taxi, pedestrian crossings directly serving health centre
- b. Consider desirability of vehicle access to health centre from Blackburn Road to reduce possible vehicle conflict on adjoining residential streets
- c. Consider scope for external spaces to contribute to open space needs of the local area, include design features for health improvement, possibly including food growing, and consider the 'out-of-hours' management implications
- d. Consider scope to include community meeting/support spaces

- e. Consider encouraging re-use of existing buildings likely to be vacated due to consolidation into new facility

5. HIGHWAYS AND PARKING SPECIFIC RECOMMENDATIONS

- a. Consider requiring careful design in highways arrangements, to limit any remaining conflict between employment , residential, pedestrian movements and other uses
- b. Consider a need for balance between provisions for home zones and the level of parking provision – to reduce the risk of parking in inappropriate locations.
- c. Consider the potential for highway and parking layouts to support some renewable energy provision for adjacent developments, such as dwelling orientation for passive solar gain, ground sourced installations

6. PUBLIC OPEN SPACE SPECIFIC RECOMMENDATIONS

- a. Consider measures to ensure high quality design of new open space, referring to good practice design guidance from CABE
- b. Consider encouraging some design and management for bio-diversity, especially as location is in close proximity to the wildlife corridor along railway line
- c. Consider measures to secure adequate maintenance arrangements to ensure ongoing positive contribution of new open space (and it is recognised that this issue needs to be addressed within the HMR programme overall)
- d. Consider measures to ensure community involvement in design and possibly management to secure satisfactory upkeep of new spaces and create employment opportunities
- e. Consider the role distribution and location of new open spaces based on an understanding of community needs and other open space provision in the area, including different age groups (children, youth and older people), walking distances, community events
- f. Consider links with the PCT to maximise benefits of new open space provision, eg data to support the need for new OS and links with health improvement measures such as 'Lifestyle prescriptions'
- g. Consider measures to ensure adequate provision of OS, in the event that any contamination implications impact on practicality of proposed OS locations

7. SUPPORTING MECHANISMS

- a. Consider need for pro-active work by HBC Regeneration and Econ Dev services - viability of new commercial opportunities

- good quality design with functional access and parking arrangements
- local employment potential, including the of the health centre
- scope for social enterprise development linked with local needs
- business start up programmes to benefit from new commercial opportunities
- incentives for shop front improvement
- improving quality of outlets

b. Need to link Development Brief requirements with the Preferred Developer contract to reinforce provisions for local training/employment and housing needs requirements

APPENDIX 2

SUSTAINABILITY APPRAISAL DRAFT DEVELOPMENT BRIEF FOR PROJECT PHOENIX

SUMMARY OF LIKELY IMPACT ON SUSTAINABILITY OBJECTIVES

++ Strongly positive, + Positive, 0 No impact or relationship,

- Negative, - - strongly negative, ? Uncertain

SUSTAINABILITY OBJECTIVE		DEVELOPMENT BRIEF TOPIC					
		COMMERCIAL	HEALTH FACILITY	HIGHWAYS	HOUSING	PARKING	PUBLIC OPEN SPACE
1.	To reduce the disparities in economic performance within the borough.	-	+	0	+	0	0
2.	To exploit the growth potential of business sectors.	+	++	-	+	0	?
3.	To develop and market the borough's image.	+	+	+	+	0	+
4.	To deliver urban renaissance.	+	+	+	++	+	+
5.	To deliver rural renaissance	0	0	0	0	0	0
6.	To secure economic inclusion.	+	+	0	+	0	0
7.	To develop and maintain a healthy labour market.	0	+	0	+	0	0
8.	To reduce the need to travel, improve choice and use of sustainable transport modes.	?	?	?	?	?	+

		DEVELOPMENT BRIEF TOPIC					
SUSTAINABILITY OBJECTIVE		COMMERCIAL	HEALTH FACILITY	HIGHWAYS	HOUSING	PARKING	PUBLIC OPEN SPACE
9.	To improve physical and mental health and amenity and reduce health inequalities.	0	++	+	++	+	++
10.	To improve access to a range of good quality, affordable and resource efficient housing.	0	0	0	+	0	0
11.	To reduce crime, disorder and the fear of crime.	+	+	+	+	+	+
12.	To develop strong and positive relationships between people from different backgrounds and communities.	0	+	+	+	+	?
13.	To improve access to and use of basic goods, services and amenities for all groups.	+	+	+	+	+	+
14.	To protect enhance and manage the borough's rich diversity of cultural, built environment and archaeological assets.	+	+	0	+	?	?
15.	To protect and enhance the local character and accessibility of the landscape across the borough?	0	?	+	0	0	+
16	To protect and enhance the viability of endangered species, habitats and sites of geological importance.	0	?	0	0	0	?
17.	To protect and improve the quality of inland waters.	?	?	?	?	?	+
18.	To protect and improve air quality.	+	0	0	?	0	+

		DEVELOPMENT BRIEF TOPIC					
SUSTAINABILITY OBJECTIVE		COMMERCIAL	HEALTH FACILITY	HIGHWAYS	HOUSING	PARKING	PUBLIC OPEN SPACE
19.	To restore and protect land and soil.	?	0	0	+	0	+
20.	To mitigate and adapt to climate change.	?	?	+	?	?	+
21	To ensure the prudent use of natural resources and the sustainable management of existing resources.	-	-	-	-	-	?
22.	To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	?	+	-	?	-	0
23.	To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates.	?	?	?	?	0	0

HYNDBURN SUSTAINABILITY APPRAISAL PANEL

A multi-disciplinary Sustainability Appraisal Panel has been established to provide wide-ranging input to all SA tasks, with a balance of economic, social and environmental expertise together with the wider understanding of the interactions that underpin sustainable development.

The current representatives on the SA Panel are:

Gill Barton – HBC, Economic Development Manager

Nick Moule – HBC, Regeneration Manager

Fiona Goodfellow – HBC, Housing Needs & Strategy Co-ordinator

Chris Taylor – HBC, Housing Projects Manager

Elaine Michelle – Hyndburn and Ribble Valley Primary Care Trust

Martin Sadler - Accrington and Ross college

Fawad Bhatti – HBC, Community Cohesion

Barry Emmett – LCC, youth and community safety

Peter Shaw – Hyndburn Community Network

Philip Carter, Environment Agency External Relations

John Lamb - Lancashire Wildlife Trust

Matt Hargreaves – HBC, Senior engineer

Phil Barwood - Prospects Foundation

Anne Hourican – HBC, Senior Environmental Initiatives Officer