



Sustainability Appraisal of the Project Phoenix Supplementary Planning Document

Sustainability Appraisal Report

8 December 2006

Report no: 008-NHR-NH50948-02





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Date: 8 December 2006

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Abbreviations

ADF	Area Development Framework
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BC	Borough Council
BHS	Biological Heritage Site
BME	Black Minority Ethnic
BOD	Biochemical Oxygen Demand
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
DO	Dissolved Oxygen
EC	European Commission
EU	European Union
GVA	Gross Value Added
GQA	General Quality Assessment
Ha	Hectares
HMR	Housing Market Renewal
HMRA	Housing Market Renewal Area
ICT	Information, Communications Technology
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LNR	Local Nature Reserve
LTP	Local Transport Plan
NVQ	National Vocational Qualification
NASS	National Asylum Support Service
NCN	National Cycle Network
ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance
PPPs	Plans, Policies and Programmes
PPS	Planning Policy Statement
RC	Roman Catholic
RSDF	Regional Sustainable Development Framework
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal

SEA	Strategic Environmental Assessment
SOA	Super Output Areas
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
VAT	Value Added Tax

1 Introduction

1.1 What are we doing?

Hyndburn Borough Council (BC) has prepared a draft Supplementary Planning Document (SPD) comprising a development brief for the Project Phoenix development site. As part of this process a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) is being undertaken.

1.2 Why are we doing the SA?

It is a legal requirement to undertake an SA of the SPD under the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must meet the requirements of the European Union (EU) SEA Directive. The SEA Directive was transposed directly into UK law in July 2004 through the SEA Regulations¹. As the SPD is deemed to have significant environmental effects, a fully combined SA and SEA is being undertaken. Although a legal requirement, SA is an essential tool for ensuring that the principles of sustainable development are considered throughout the plan's development and for scrutinising planning guidance for their broad compliance and contribution to sustainable development. **The overarching aim of the process is to contribute to better decision-making and better planning.**

SA aims is to ensure that the principles of sustainable development are fully integrated into the preparation of the SPD through initiating the SA at the earliest possible stage of the SPD development. The SA has appraised the SPD against sustainability objectives to encourage the selection of the most sustainable options and to ultimately improve the sustainability of the development that is brought forward.

1.3 Purpose of this SA Report

This SA Report documents the findings and recommendations of the SA of the SPD. It is a legal requirement and will be used as a consultation document that is made available to the public and all interested bodies for their comment alongside the Draft SPD. **The Final Draft SPD should be read in conjunction with this SA Report.**

¹ S.I. 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004

1.4 Purpose of the SPD

The brief is being prepared by Hyndburn BC as a SPD to provide additional information regarding the redevelopment of land in the West of Accrington known as the Phoenix site. The site is 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 BC 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.

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

The Phoenix site would be developed in two phases: The Phoenix I site comprises the western part of the site, consultation on which was carried out between November 2001 and March 2002; and Phoenix II comprises the eastern area, consultation on which is ongoing as part of a wider area involving the Princess Street / Steiner Street areas.

It should be noted that a masterplan for the site has also been produced by John Thompson and Partners on behalf of Hyndburn Borough Council. This provides a detailed description of the land and proposed redevelopment strategy. The masterplan forms the basis of the urban design principles of the SPD.

1.5 The SA to Date

Extensive consultation and SA input has been undertaken upon the SPD to date. This is summarised in Table 1-1 and explained in greater detail below.

Table 1-1 Consultation and SA input to date

Consultation and SA input to date
A series of public and stakeholder meetings were held during preparation of masterplans for Project Phoenix Phases 1 and II over the period 2001 and 2006. (Full details are shown in appendix 4 of the final draft SPD)
Consultation was undertaken on the first Draft SPD for Project Phoenix during August and September 2005 with HBC Regeneration Services and Strategic Housing, together with the Hyndburn Local Strategic Partnership.
Initial SA was undertaken by the Hyndburn SA Panel during August 2005. All of the SA recommendations were taken into account in the draft SPD prior to public consultation.
The revised draft Project Phoenix SPD, including an appendix showing the initial SA recommendations, underwent full public consultation for a 6-week period between September and November 2005. Comments from respondents were considered, and where appropriate, incorporated into a revised draft that was approved by Cabinet in February 2006, subject to any modifications that may be required as a result of final SA.
An SA Scoping Report, combined with an Interim Appraisal report for the Project Phoenix SPD was prepared and circulated for public consultation, (including the 4 statutory consultees for SEA purposes) for a 5 week period between 10 February and 17 March 2006. No comments were received.
A full SA was carried out on the adoption draft of the Project Phoenix SPD in November 2006 and an amendment was made to the SPD to strengthen measures in relation to biodiversity.
This final SA report (which fully satisfies the requirements of the SEA Directive) is now being issued for consultation alongside the Final Draft SPD to the statutory consultees for SEA purposes, the Sustainability Appraisal Panel and on the Hyndburn BC website during December 2006.

1.5.1 Initial SA – August 2005

In August 2005, two SA sessions with the SA Panel were held, considering positive and negative impacts and any gaps in the land use considerations section of the draft development brief, covering the topics of housing, commercial, health facility, highways, parking and open space. The SA Panel is a multidisciplinary group of council officers and stakeholders from different backgrounds covering housing, economy, education, biodiversity and planning. All of the recommendations from this initial SA were incorporated into the draft SPD prior to its circulation for public consultation ensuring that the development brief will be a strong vehicle to promote sustainable development. An executive summary of the SA recommendations was also included as an Appendix to the draft SPD when

it was circulated for public consultation. These initial findings and recommendations are discussed in Section 5 of this report.

1.5.2 Scoping the SA – February/March 2006

Following publication of the Office of the Deputy Prime Minister (ODPM) guidance on SA, issued in November 2005, a Scoping Report for SA of the Local Development Framework (LDF) was prepared. The Scoping Report contained a characterisation of the environmental and sustainability baseline associated with the site and its surroundings, a review of relevant plans, policies and programmes, and the preparation of a set of SA objectives against which the SPD would be appraised. The Scoping Report consisted of two main parts:

- Part One was the main body of the Scoping Report containing information that provides the model SA framework for appraisal all relevant local development documents
- Part Two consisted of a separate chapter on each individual SPD as required

The Project Phoenix SPD was the first SPD to be covered in Part Two of the Scoping Report. It was also combined with an Interim Appraisal report for the SPD, which covered the findings of the earlier SA Panel sessions held in August. The combined Scoping/Interim Appraisal Report was circulated for public consultation between 10 February 2006 and 17 March 2006, in the following ways:

- 4 Statutory consultees (English Nature, English Heritage, Environment Agency, Countryside Agency) – letter, hard copy of reports
- Reference to web site for viewing documents
- SA Panel – email and reference to web site for viewing documents
- Some 160 consultees from LDF consultation database – letter and reference to web site for viewing documents
- Newspaper advert on 10th February
- Hyndburn web site - Explanation and documents with easy link from home page
- Hyndburn libraries – Hard copy placed on deposit
- Planning reception - Hard Copy placed on deposit
- Offered in different formats and languages – HBC interpretation service available

No comments were received specifically for the Scoping and Interim Appraisal report on Project Phoenix SPD.

This SA Report provides a summary of the SA Process so far and also presents the findings of the ensuing SA of the Final Draft SPD.

1.6 Structure of this Report

Table 1-2 provides an outline of the contents and structure of this Report.

Table 1-2 Structure of SA Report

Section of Scoping Report	Outline Content
Non Technical Summary (Separate Document)	Summary of the SA Process and SA Report in plain English (a legislative requirement).
Abbreviations	Definitions of abbreviations used in this report.
1: Introduction	Provides background to the SA and SPD and includes the structure of the SA Report.
2: The SA Process	Outlines the key elements of the SA process. Includes an overview of the consultation requirements.
3: Review of Relevant Plans, Policies and Programmes	Sets the context for the SPD within the hierarchy of international, national and regional sustainability objectives. Identifies key plans, policies and programmes to which the SPD should have regard.
4: Sustainability Baseline Issues and Context	Characterises the environmental and sustainability baseline for the Phoenix site and its surrounds. Also highlights key sustainability issues.
5: Development of Options	Outlines the development of alternatives and drafts that were considered and assessed as part of the SPD development.
6: Appraisal of SPD and Mitigation	Assesses the key sustainability strengths and weaknesses of the Final Draft of the SPD. The completed matrices to accompany the assessment are included in Appendix D. Mitigation measures are proposed to offset any adverse effects.
7: Monitoring Framework	Provides an outline of the proposed monitoring framework
8: Conclusions	Provides a summary and key conclusions of the report.
Appendix A:	Database of other plans, polices and programmes and their relationship/conflicts with the SPD and the SA.
Appendix B:	Method used for appraisal and derivation of SA Framework
Appendix C:	SA Framework – objectives, indicators and targets
Appendix D:	Completed assessment matrices.
Appendix E:	Internal compatibility assessment of the SA objectives to identify any conflicts.
Appendix F:	Compatibility of SA and SPD objectives

Section of Scoping Report	Outline Content
Appendix G:	Summary of initial consultation comments of SPD

1.7 Consultation and Involvement

A number of stages of consultation and involvement have been carried out for the draft SPD and the accompanying SA as follows:

- A series of public and stakeholder meetings were held during preparation of masterplans for Project Phoenix Phases 1 and 2 over the period 2001 and 2006. (Full details are shown in appendix 4 of the final draft SPD)
- Consultation was undertaken on the first Draft SPD for Project Phoenix during August and September 2005 with HBC Regeneration Services and Strategic Housing, together with the Hyndburn Local Strategic Partnership.
- Initial SA was undertaken by the Hyndburn SA Panel during August 2005. All of the SA recommendations were taken into account in the draft SPD prior to public consultation.
- The revised draft Project Phoenix SPD, including an appendix showing the initial SA recommendations, underwent full public consultation for a 6-week period between September and November 2005. Comments from respondents were considered, and where appropriate, incorporated into a revised draft that was approved by Cabinet in February 2006, subject to any modifications that may be required as a result of final SA.
- A SA Scoping Report, combined with an Interim Appraisal report for the Project Phoenix SPD was prepared and circulated for public consultation, (including the 4 statutory consultees for SEA purposes) for a 5 week period between 10 February and 17 March 2006. No comments were received.

A full Sustainability Appraisal was carried out on the adoption draft of the Project Phoenix SPD in November 2006 and an amendment was made to the SPD to strengthen measures in relation to biodiversity.

This final SA Report (which fully satisfies the requirements of the SEA Directive) is now being issued for consultation alongside the Final Draft SPD to the statutory consultees for SEA purposes, the SA Panel and on the Hyndburn BC web site during December 2006.

In combination, these opportunities for involvement accord with Hyndburn BC's Statement of Community Involvement.

The Final Draft SPD and final SA Report may be viewed:

- At Planning Reception, Council Offices, Scaitcliffe House, Ormerod St. Accrington, between 9am and 5pm, Monday to Friday.
- On the Council's website www.hyndburnbc.gov.uk
- Paper copies are also available on request from Karen Gregory, telephone 01254 380157 or e-mail planning@hyndburnbc.gov.uk.

Your comments are invited on the Final Draft SPD and the SA Report over a 4 week period from Monday 11th December 2006 until Friday 12th January 2007. Details of this process are set out in our Statement of Community Involvement.

You may make comments, using a copy of the attached comments form, by e-mail to planning@hyndburnbc.gov.uk or by post to Planning at the above address. In your response you may request to be notified of the adoption of the SPD.

2 The SA Process

2.1 Approach Adopted for the SA

The SA and SEA processes share many similarities, although where SEA places a greater emphasis upon environmental issues, SA places a more balanced emphasis upon economic and social issues as well. By combining the requirements of the two approaches, this SA fully considers environmental, social and economic issues and their interactions, thereby ensuring that the principles of sustainable development are fully integrated into the development of the SPD, and ensures that the requirements of the SEA Directive are accounted for.

The adopted approach to this SA incorporates environmental, social and economic issues into:

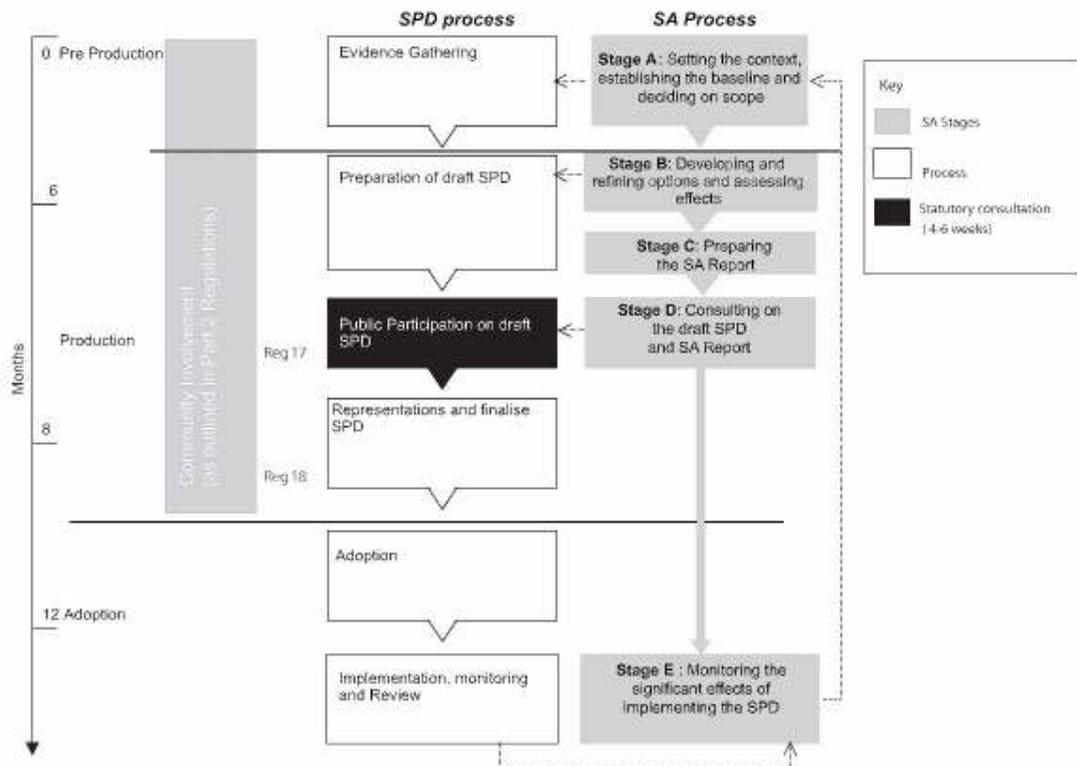
- The range of other plans, policies and programmes consulted
- Baseline data collection
- Identification of issues and opportunities
- The development of SA objectives, targets and indicators subsequently
- The development and assessment of SPD options and alternatives

Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities. These legal obligations have been adhered to throughout the SA process.

This SA has been carried out in parallel with the SPD preparation process as set out in the ODPM November 2005 Guidance² as shown in Figure 2-1.

² ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

Figure 2-1 The SPD Preparation Process (ODPM 2005)



A Scoping and Interim Appraisal Report was prepared and released for consultation in February 2006. This covered the requirements of Stage A and some of the requirements of Stage B.

This report re-iterates the findings of Stage A and documents the findings of all of SA Stage B – *Developing and Refining options and assessing effects*. SPD development is an iterative process which allows SA to be undertaken on different drafts of the SPD to ensure that the principles of sustainable development are incorporated into its evolution.

This SA Report provides a full rigorous assessment of the Final Draft of the SPD. It also fulfils the requirements of SA Stage C – *Preparing the SA Report*.

2.2 Scope of the Appraisal

The appraisal of the SPD focuses upon strategic sustainability issues relating to individual elements of the SPD and utilises the SA Framework (see below) to do this. The aim is to ensure that the SPD meets sustainability objectives; and, where there is conflict, provide mitigation measures ensuring that any development is carried out in the most sustainable manner.

The assessment of the SPD covers the following individual elements:

- The objectives of the SPD
- Urban design principles
- Development guidance - commercial
- Development guidance – health facilities
- Development guidance – housing
- Development guidance – highways and parking
- Development guidance – public open space
- No intervention scenario – what would happen without the SPD?

2.2.1 Alternative Options

Stage B of the SA guidance recommends that different options for the SPD be assessed prior to the final preferred options also being assessed. Options development is discussed in Section 5 of this report.

2.2.2 Appraisal Methodology

The main tool used to assess the SPD is the SA Framework. This consists of 23 sustainability objectives against which each of the SPD elements identified above have been assessed. A full description of the appraisal methodology and how the SA Framework was developed is given in Appendix B.

The 23 SA objectives are presented in Table 2-1.

Table 2-1 SA Objectives

SA Objective		Sub-objective / guide questions. Will it...
1	To reduce the disparities in economic performance within the borough	1a.provide job opportunities in areas with residents most at need? 1b.reduce economic disparities within the borough 1c.maximise local benefit from investment?

SA Objective		Sub-objective / guide questions. Will it...
2	To exploit the growth potential of business sectors	<p>2a.improve the quality of employment opportunities within the region?</p> <p>2b.help to diversify the borough's economy?</p> <p>2c.promote growth in key sectors of the borough's economy?</p> <p>2d.attract new businesses to the borough?</p> <p>2e.help to develop the borough's knowledge base?</p> <p>2f.improve the borough's physical access to employment land?</p>
3	To develop and market the borough's image	<p>3a.support the preservation and/or enhancement of high quality built, natural and historic environments within the borough?</p> <p>3b.promote the borough as a destination for short and long term visitors, for residents and investors?</p> <p>3c.promote the use of locally produced goods and materials?</p>
4	To deliver urban renaissance	<p>4a.improve economic, social and environmental conditions in deprived areas and for deprived groups?</p> <p>4b.improve the quality of the built and historic environment?</p> <p>4c.improve the quantity and quality of accessible public open space?</p>
5	To deliver rural renaissance	<p>5a.support sustainable rural diversification?</p> <p>5b. support and encourage the growth of sustainable rural businesses?</p> <p>5c.promote the economic growth of market towns?</p> <p>5d. retain and promote access to services?</p>
6	To secure economic inclusion	<p>6a.meet the employment needs of all local people?</p> <p>6b.encourage business start-up, esp from under-represented groups?</p> <p>6c.improve physical accessibility to jobs with the location of employment sites and/or public transport links being close to areas of high unemployment?</p> <p>6d.reduce poverty in those areas and communities most affected?</p>

SA Objective		Sub-objective / guide questions. Will it...
7	To develop and maintain a healthy labour market	<p>7a.address the skills gap and enable skills progression?</p> <p>7b.increase the levels of participation and attainment in education?</p> <p>7c.provide a broad range of jobs and employment opportunities?</p>
8	To reduce the need to travel, improve choice and use of sustainable transport modes	<p>8a.reduce car and lorry traffic?</p> <p>8b.increase access to and opportunities for walking, cycling and use of public transport?</p> <p>8c.reduce freight movement?</p> <p>8d.improve access to and encourage the use of Information Communications Technology (ICT)?</p>
9	To improve physical and mental health and amenity and reduce health inequalities	<p>9a.reduce deaths in key vulnerable groups?</p> <p>9b.promote healthier lifestyles?</p> <p>9c.reduce health inequalities among different groups in the community?</p> <p>9d.reduce isolation for vulnerable people?</p> <p>9e.promote a better quality of life?</p>
10	To improve access to a range of good quality, affordable and resource efficient housing	<p>10a.provide for an appropriate mix of housing to meet all needs including affordable?</p> <p>10b.reduce the number of unfit and empty homes?</p> <p>10c.support the development and operation of resource efficient housing?</p>
11	To reduce crime, disorder and the fear of crime	<p>11a.reduce actual levels of crime (including hate crime)?</p> <p>11b.reduce the fear of crime?</p> <p>11c.promote design that discourages crime?</p>
12	To develop strong and positive relationships between people from different backgrounds and communities	<p>12a.create a sense of belonging and wellbeing for all members of the community?</p> <p>12b.support community development?</p> <p>12c.improve relations between all members of the community?</p> <p>12d.reduce social exclusion?</p> <p>12e.reduce prejudice?</p>

SA Objective		Sub-objective / guide questions. Will it...
13	To improve access to and use of basic goods, service and amenities for all groups	<p>13a.improve access to cultural, sporting and leisure facilities including natural green spaces?</p> <p>13b.improve access to essential services and facilities?</p> <p>13c.improve the range and quality of cultural, sporting and leisure facilities?</p> <p>13d.improve access to basic goods, promoting the use of those that are locally sourced?</p>
14	To protect, enhance and manage the borough's rich diversity of cultural, built environment and archaeological assets	<p>14a.protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings?</p> <p>14b.improve access to buildings of historic/cultural value?</p> <p>14c.protect and enhance the local distinctiveness of the built environment?</p>
15	To protect and enhance the local character and accessibility of the landscape across the borough	<p>15a.protect and enhance the character and appearance of the borough's landscape maintaining and strengthening local distinctiveness and sense of place?</p> <p>15b.protect and enhance the quality of the borough's landscapes?</p> <p>15c.protect and enhance the accessibility of the landscape across the borough?</p>
16	To protect and enhance the viability of endangered species, habitats and sites of geological importance	<p>16a.protect and enhance the biodiversity of the borough?</p> <p>16a.protect and enhance existing designated wildlife and geological sites and species populations?</p> <p>16b.protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors?</p> <p>16c.increase the economic benefit derived from the region's natural environment?</p>
17	To protect and improve the quality of inland waters	<p>17a.reduce or manage flooding?</p> <p>17b.maintain and enhance ground and surface water quality?</p>

SA Objective		Sub-objective / guide questions. Will it...
18	To protect and improve air quality	18a.maintain and improve local air quality? 18b.address the causal factors of poor air quality in Air Quality Management Areas (AQMAs)? 18c.reduce noise pollution?
19	To restore and protect land and soil	19a. reduce the amount of derelict, contaminated, degraded and vacant/underused land? 19b.encourage development of brownfield land in preference to greenfield? 19c.reduce the loss of good soils to development? 19d.maintain and enhance soil quality? 19e. achieve the efficient use of land via appropriate density of development?
20	To mitigate and adapt to climate change	20a.reduce or minimise greenhouse gas emissions? 20b.maintain water abstraction, run-off and recharge within carrying capacity? 20c.contribute to the ability to adapt to the impacts of climate change?
21	To ensure the prudent use of natural resources and the sustainable management of existing resources	21a.minimise the demand for raw materials? 21b.support the repair and re-use of existing buildings? 21c.reduce minerals extracted and imported? 21d.promote the use of recycled and secondary materials?
22	To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	22a.minimise the need for energy? 22b.maximise the production and/or use of renewable energy? 22c.increase energy efficiency (e.g.energy efficiency in buildings, transport modes, etc)? 22d.minimise the use of fossil fuels?
23	To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	23a.maximise waste recycling and reuse? 23b.minimise the production of waste? 23c.reduce the amount of residual waste to landfill?

3 Review of Relevant Plans, Policies and Programmes

3.1 Introduction

A review of plans, policies and programmes (PPPs) relevant to development in Hyndburn as a whole was carried out in order to identify the relationship between them and the SPD. Through doing this, the key principles of other relevant plans can be taken forward to influence the direction of the SPD, and any potential conflicts can be identified.

3.2 Requirements of the SEA Directive

The SEA Directive stipulates activities which must be undertaken as part of the SA. Those activities which are relevant to setting the context and establishing the baseline are outlined in Box 1. The outcomes of these activities are detailed in this section.

Box 1: SEA Directive Requirements Applicable to Review of Relevant PPPs

The Environment Report should provide information on:

'the relationship (of the plan or programme) with other relevant plans and programmes' (Annex 1(a))

'the environmental protection objectives, established at international (European) Community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation' (Annex 1(a), (e))

3.3 Key Findings of Review

Many of the plans reviewed for Hyndburn as a whole will be relevant to development of the SPD. However, there are some PPPs that have a more direct bearing on the SPD specifically. These plans are identified in Table 3-1, and their key aims relevant to the SPD are summarised below. All international PPPs detailed in Appendix A are of relevance.

Table 3-1 PPPs of particular relevance to the Project Phoenix SPD

National Plans and Programmes
Sustainable Communities: Building for the Future
UK Sustainable Development Strategy
Working with the Grain of Nature: A Biodiversity Strategy for England
Energy White Paper: Our Energy Future – Creating a Low Carbon Economy

The Egan Review – Skills for Sustainable Communities
The Historic Environment: A Force for Our Future
PPS1: Delivering Sustainable Development
PPG3: Housing / Draft PPS3 Housing
PPS6: Planning for Town Centres
PPS9: Biodiversity and Geological Conservation
PPG13: Transport
PPG15: Planning and Historic Environment
PPG16: Archaeology and Planning
PPG17: Open Space, Sport and Recreation
PPS22: Renewable Energy
PPS23: Planning and Pollution Control
PPG24: Planning and Noise
Regional Plans and Programmes
Submitted Draft North West Regional Spatial Strategy (RSS)
North West Regional Housing Strategy
Action for Sustainability – North West Regional Sustainable Development Framework
North West Regional Economic Strategy
Moving Forward: The Northern Way
Productivity through Employability – The Framework for Regional Employment and Skills Action
North West Innovation Strategy
England’s North West: Science Strategy
North West Regional Housing Statement
Action for Equality: North West Equality and Diversity Strategy
Investment for Health: A plan for the North West of England
Advancing Sustainable Energy
North West Business Plan
North West Regional Transport Strategy
Rising to the Challenge: A climate change action plan for England’s Northwest 2007-09
County Wide Plans and Programmes
Biodiversity Action Plan for Lancashire
Lancashire Environment Strategy
Lancashire Local Agenda 21

Joint Lancashire Structure Plan 2001-2016
Joint Lancashire Structure Plan – Access to Parking SPG
Joint Lancashire Structure Plan – Landscape and Heritage SPG
Ambition Lancashire 2005-2025 Strategic Vision for the Future of Lancashire
Central Lancashire City Region Development Programme
Provisional Lancashire Local Transport Plan 2006/7-2010/11
The Strategy for East Lancashire’s Future
Elevate East Lancashire – Dreaming of Pennine Lancashire
A summary of the work of the East Lancashire Strategic Economic Regeneration Group – Lancashire Economic Partnership (Working Draft)
Local Plans and Programmes
Hyndburn’s Community Strategy
The Sustainability Action Plan for Hyndburn
Health in Hyndburn and Ribble Valley
Borough of Hyndburn Local Plan – Adopted 1996
Community Safety Strategy
Hyndburn Housing Strategy
Hyndburn Housing Market Renewal Pathfinder
Hyndburn’s Neighbourhood Renewal Strategy
Housing Needs Survey
Urban Potential Study

The key themes identified in the plans review that are relevant to the Project Phoenix SPD include:

- Recognising the challenge of climate change and implementing appropriate action to deal with it.
- The need to promote renewable energy and energy efficiency.
- Protection and enhancement of biodiversity and the natural environment.
- Resource efficiency and the development of more sustainable patterns of production and consumption.
- The need to protect and enhance all water resources.
- The need to ensure that new housing development meets local needs.
- The need to protect and enhance the vibrancy of urban areas.
- The need for the protection and enhancement of the quality and character of urban areas.

- The need to conserve and enhance biodiversity as an integral part of economic, social and environmental development.
- To promote sensitive waste management.
- To promote more sustainable transport choices and improve accessibility.
- Recognising the importance of open spaces, sport, and recreation and the contribution that they make to enhancing quality of life.
- The need to reduce greenhouse gas emissions and increase energy efficiency.
- The prudent use of natural resources.
- To achieve an overall improvement in quality of life for all residents.
- To provide quality education and training opportunities for all.
- To reduce the incidence of crime and anti-social behaviour.
- To enhance the health of people living in Hyndburn.
- To improve the productivity and competitiveness of Hyndburn's businesses.
- To improve the quality of the borough's housing stock.
- To reduce the number of unfit and vacant homes.
- To improve public transport facilities and accessibility.
- To enhance the quality of the environment.

Within these broad goals, there are potential challenges. Achieving sustainable development is about achieving a balance between social progress, economic development and environmental protection and enhancement. In many instances, these issues may try to pull in opposite directions, for example the desire for economic growth and transport development can be in direct conflict with objectives to regenerate the natural environment. In contrast, the development of a high quality urban and natural environment, can in themselves be drivers for investment, improved visitor offer and hence economic growth as well as an improved quality of life for residents.

The SA process has a role to play in identifying the likely consequences of the SPD's actions and will act as a decision aiding tool in order to establish the relative merits and hence the most sustainable options to be taken forward, and also to attempt to mitigate any adverse consequences.

4 Sustainability Baseline, Issues and Context

4.1 Introduction

Characterising the environmental and sustainability baseline, issues and context is an important activity in defining the framework for the SA. It involves the following elements:

- Characterising the current state of the environment of the Phoenix site and its surrounds within the context of Hyndburn as a whole. This includes social and economic aspects as well as the natural environment.
- Using this information to identify existing problems and opportunities which could be considered in the SPD where relevant.

4.2 Requirements of the SEA Directive

The SEA Directive stipulates activities which must be undertaken as part of the SA. Those activities which are relevant to setting the context and establishing the baseline are outlined in Box 2. The outcomes of these activities are detailed in this section.

Box 2: SEA Directive Requirements Applicable to Sustainability Baseline, Issues and Context

The Environment Report should provide information on:

'relevant aspects of the current state of the environment and the likely evolution thereof without its implementation of the plan or programme' and, 'the environmental characteristics of the areas likely to be significantly affected' (Annex 1(b), (c))

'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC' (Annex 1 (c))

4.3 Sustainability Baseline and Key Issues

The following provides localised information for the Phoenix site and its surrounding area.

4.3.1 Site Context

The Phoenix site is located within the Church and Central Wards on the west edge of Accrington (see Figures 4-1 and 4-2), less than 1km from the town centre. The site is bounded by Blackburn Road (A679) to the north,

which is a main route linking Accrington town centre with Blackburn, Star Street, which provides an alternative sub-railway crossing for non-motorised traffic, Grant Street/Dale Street and the Blackpool-Colne railway line, the closest station along which is the Oswaldtwistle and Church station to the southwest. Although access to the site is principally from Blackburn Road, Lonsdale Street provides the main north-south linkage through the site.

At 11.7 hectares (Ha) in size, the Phoenix site is a compact regeneration area forming part of wider regeneration plans, located within a densely developed area. The small centres of Church and Oswaldtwistle, including Oswaldtwistle Mills, lie to the north and south respectively of the Phoenix.

The main land uses within the Phoenix site consists of residential premises interspersed with commercial / industrial premises, particularly on land adjacent to the railway line, and a mix of retail uses. There is a deficiency of open space within the site, and the majority of existing open space is a result of the demolition of housing and is of poor quality with low amenity value and no community facilities. In addition they lack an established relationship with the surrounding areas and not overlooked by houses as they are generally located to the rear of properties.

The site follows a pattern typical of inner urban areas of Accrington, in which two storey terrace houses, built approximately in the 1850's, are located within a rigid grid of streets. There are a number of vacant and derelict properties. The street layout is of historic importance, having being developed with the mills and industrial processes that contributed to the significant growth of Accrington in the 19th Century.

Figure 4-1: Site Location

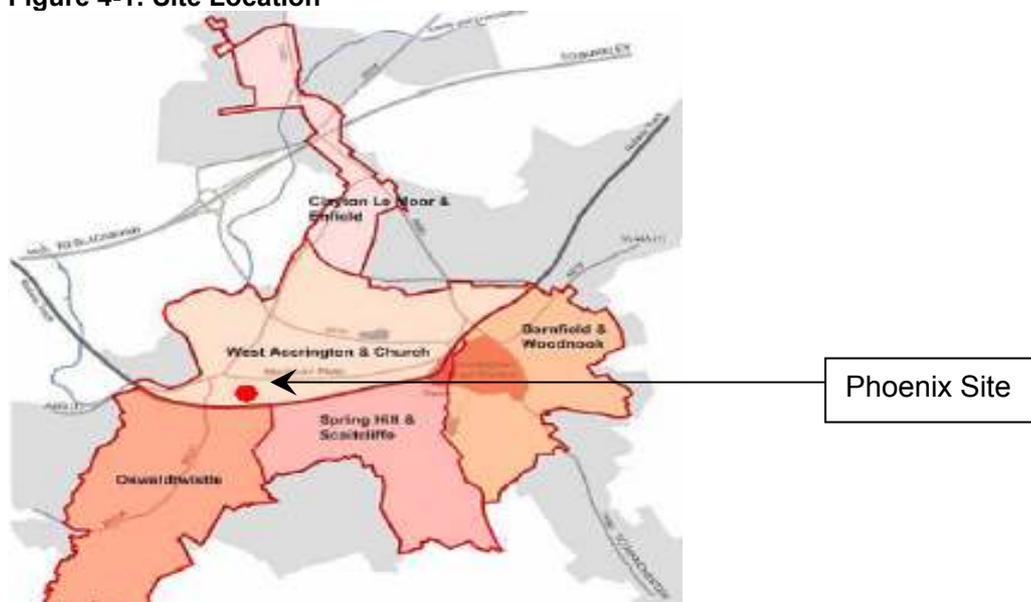


Figure 4-2: Site Plan



Hyndburn BC split the Phoenix site into two phases. Phase I is highlighted in pink and was consulted upon first, and phase II is highlighted in blue. This SA of the SPD has looked at the site as a whole.

The site is located in the Church and Central wards (Figures 4-3 and 4-4).

Figure 4-3: Church Ward (www.statistics.gov.uk)

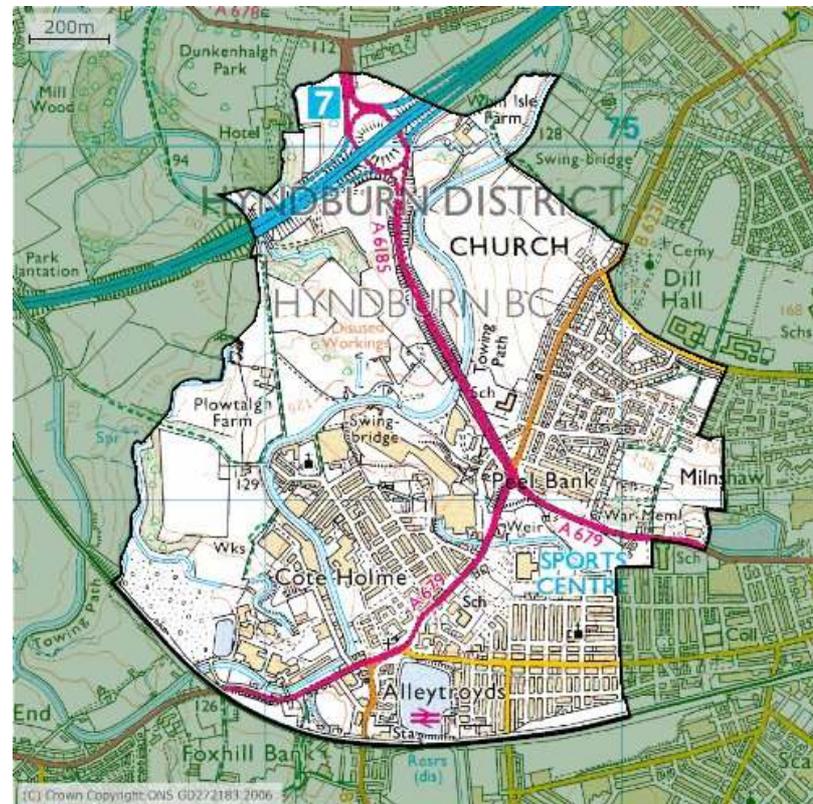


Figure 4-4 Central Ward (www.statistics.gov.uk)



4.3.2 Environment

The Phoenix site is urban in nature although it lies near the urban fringe within 1km of open countryside and Accrington Golf Course. Small areas of greenspace also exist to the north, east and south of the site, including Foxhill Bank Local Nature Reserve (LNR) situated some 400m to the southwest. There is around 1.6Ha derelict, underused or neglected sites within the Phoenix boundary, which have the potential to support biodiversity and should therefore be acknowledged within the development proposals. Four Biological Heritage Sites (BHS) lie within the vicinity of the site, and two wildlife links lie within the immediate vicinity, one of which follows the railway line.

There are approximately forty potentially contaminated sites within the Church and Central wards, although the presence of any contaminated land within the site is not known. It is therefore recommended that this be investigated at the site and if present, remediation works should take place. Such investigations would be required even if the redevelopment is simply a conversion of an existing building.

The Leeds-Liverpool canal is located approximately 300m to the east of the site. The biological and chemical quality at this point is unknown, although to the north between Johnsons Hillcock and Rishton, the canal was

compliant with national river quality targets for Biological Oxygen Demand (BOD), Ammonia, Dissolved Oxygen (DO), Un-ionised ammonia, pH acid and pH alkali between 2003 and 2005. Chemical quality under the General Quality Assessment (GQA) system was classified as Grade C (Fairly Good) in 2003 to 2005, and biological quality is not available. Tinker Brook also lies to the west of the site and is culverted beneath Blythes chemical works. This Brook is compliant with national river quality targets for BOD, DO, Un-ionised ammonia, pH acid, pH alkali dissolved copper and total zinc between 2003 and 2005. Chemical quality under the General Quality Assessment (GQA) system was classified as Grade B (Good) in 2003 to 2005 and biological quality in 2005 was D (fair). Hyndburn River runs to the north of the site, and is compliant with national river quality targets for BOD, Ammonia, DO, Un-ionised ammonia, pH acid and pH alkali between 2003 and 2005. Between 2003 and 2005 chemical quality under the General Quality Assessment (GQA) system was classified as Grade B (good), and in 2004 biological quality was B (good).

The site is important in terms of its historic townscape. Church and Central wards both grew rapidly during the industrialisation of East Lancashire textile towns in the 19th century. Decline of traditional industries in the 20th century marked the downturn in the prosperity of the Phoenix site. There are no heritage designations within the site, although the historic value in the area should advise the development of sympathetic regeneration proposals for the site and the creation of a high quality, locally distinctive and attractive site.

Key Issues and Opportunities

Where demolition of buildings affects biodiversity eg: protected species (bats), nesting birds, losses should be mitigated (Regional Planning Policy and Lancashire County Council policy aims for no net loss of biodiversity).

Although there is a Government emphasis upon redeveloping brownfield sites, the biodiverse nature of some brownfield sites must be acknowledged.

The historic value in the area should advise the development of sympathetic regeneration proposals for the site and the creation of a high quality, locally distinctive and attractive area. Retaining a distinctive and high quality townscape is an important aspect of this.

Industrial land uses have potentially left behind contamination which should be investigated and/or remediated.

New developments should be encouraged to use Sustainable Drainage Systems (SuDS) to manage runoff and further reduce flood risk.

New developments should be encouraged to include sustainable design principles, energy efficiency and the incorporation of renewable energy.

Opportunities should be sought to develop and enhance the network of public open space in the borough. Opportunities for this could be delivered in part through the SPD.

Opportunities should be sought to promote the local character and distinctiveness to try and encourage inward investment.

Sustainable sourcing and waste management principles should be promoted for all new developments that occur in the borough.

4.3.3 Social

Specific social and economic baseline data can be obtained for the Church and Central Wards and the Super Output Areas (SOAs), which can provide a useful context for the Project Phoenix site. It illustrates that Church and Central wards are two of the most deprived wards in Hyndburn, suffering high levels of multiple deprivation compared to national averages.

The site is located within the SOA's named FY1004, FX1003 and FX1001 (Figure 4-5).

Figure 4-5: SOAs Within Church and Central Wards (www.statistics.gov.uk)

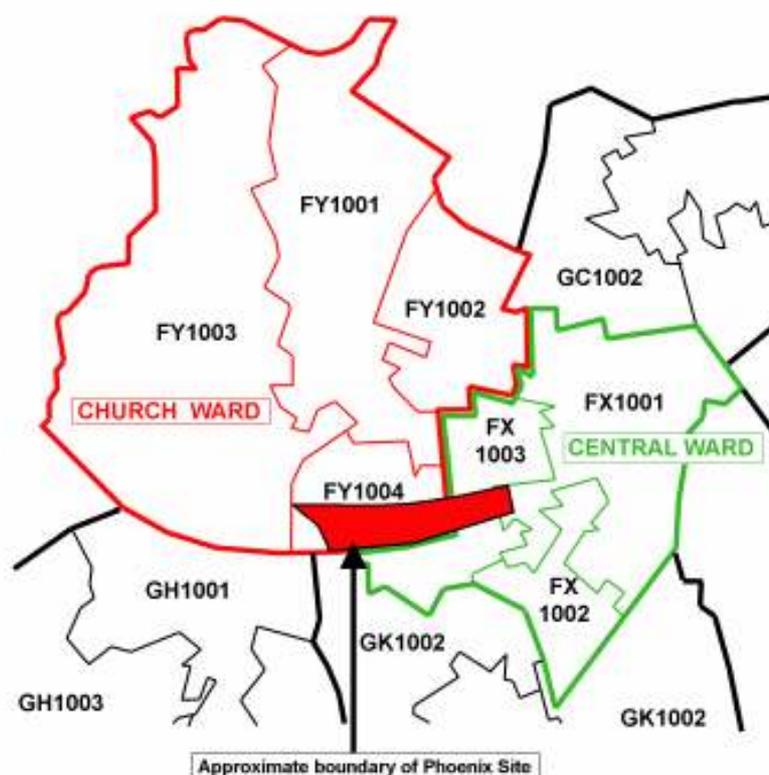
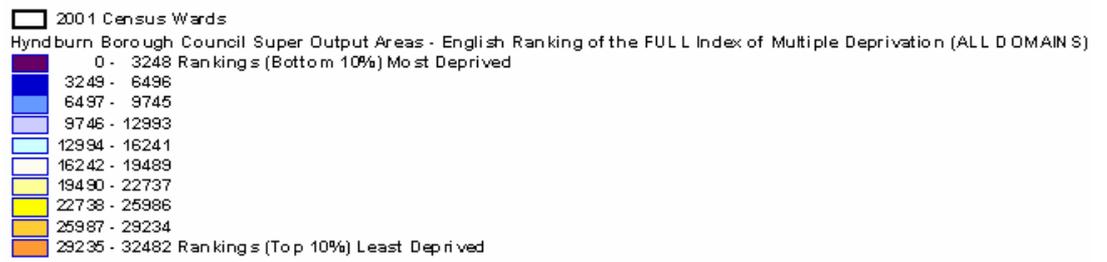


Figure 4-6 is taken from the English Indices of Deprivation for 2004 (ODPM) which ranks the SOAs in terms of their levels of deprivation compared to all other SOAs in England. This can be used as a powerful summary tool for establishing levels of social (and economic) deprivation within a Local Authority. For the wards of Church and Central, the following conclusions can be made:

- The **Overall Index of Multiple Deprivation (IMD)** (Figure 4-4) has been established by combining information from Seven Individual Sub-Domains: Income Deprivation, Employment Deprivation, Health Deprivation & Disability, Education, Skills & Training Deprivation, Barriers to Housing & Services, Living Environment Deprivation and Crime. **Church has three out of four of its SOAs within the bottom 10% most deprived nationally, of which SOA FY1004 is one. Central has three out of six of its SOAs within the bottom 10% most deprived nationally, including FX1003 and FX1001.**
- The **Education, Skills and Training** Domain measures the lack of attainment among children and young people and also the lack of attainment of skills in the resident working age adult population. **Church has three out of four of its SOAs within the bottom 10% most deprived nationally, of which SOA FY1004 is one. Central has three out of six of its SOAs within the bottom 10% most deprived nationally, including FX1003 and FX1001.** In 2001, 48.3% of Church's and 54% of Central's population had no qualifications, compared with 35.5 % in Hyndburn and 29.1% in England and Wales. In the same year, only 8% of Church's and 6% of Central's population achieved National Vocational Qualification (NVQ) level 4/5 compared with 12.8% in Hyndburn and 19.8% in England and Wales.
- The **Health Deprivation and Disability** Domain identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health, or who are disabled, across the whole population. **Church has three out of four of its SOAs within the bottom 10% most deprived nationally, of which SOA FY1004 is one. Central has three out of six of its SOAs within the bottom 10% most deprived nationally, including FX1003 and FX1001.** In 2001, 57.9% of Church's and 61.2% of Central's population considered they were in good health compared with 64.4% in Hyndburn and 68.6% in England and Wales.
- The **Crime Domain** measures the rate of recorded crime for four major crime themes - burglary, theft, criminal damage and violence - representing the occurrence of personal and material victimisation at a small area level. **Church suffers some of the highest levels of crime in Hyndburn, and all of its SOAs are within the bottom third most deprived nationally. Three of Central's SOAs are in the bottom third most deprived nationally, including FX1003 and FX1001.**

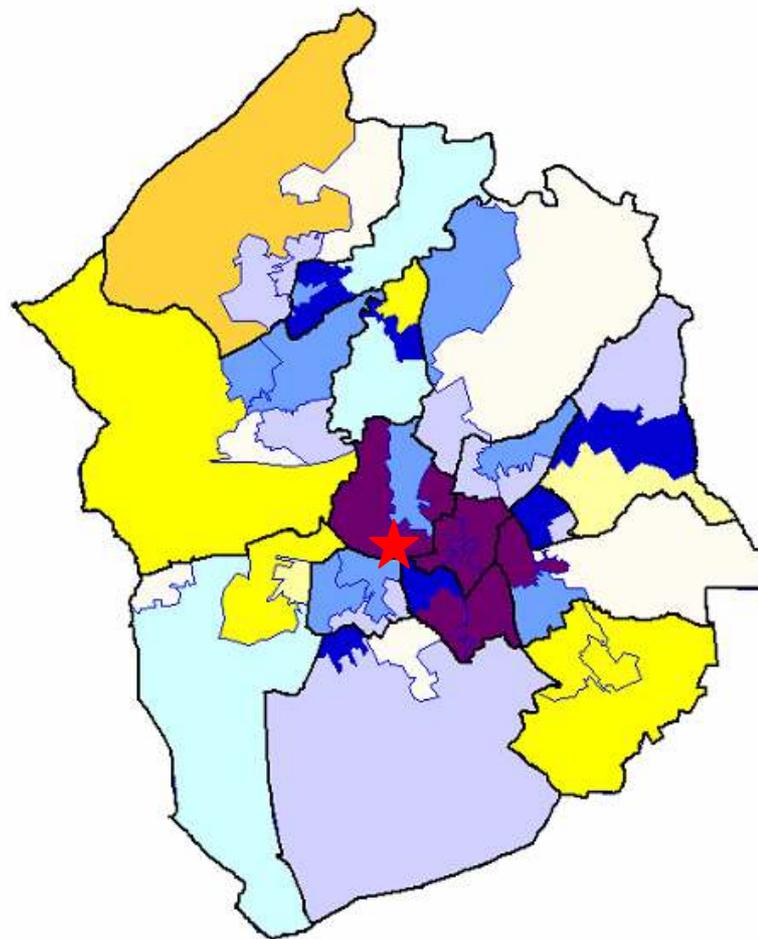
- The **Barriers to Housing and Services Domain** measures barriers to housing and key local services. This includes, household overcrowding, homelessness, difficulty to access owner-occupation, distance by road to GPs, supermarkets, primary schools and post offices. **Church and Central perform well against these criteria, and there are no SOAs that exhibit high levels of deprivation, which is partly due to their central urban location.**
- The **Living Environment Domain** measures the 'indoors' living environment, which measures the quality of housing; and the 'outdoors' living environment, which contains two measures about air quality and road traffic accidents. **Church has two out of four of its SOAs (of which SOA FY1004 is one), and Central has three out of six (including SOAs FX1003 and FX1001), within the bottom 10% most deprived nationally.**
- Living environment deprivation is a key issue in Church and Central wards and relates primarily to the quality and diversity of the housing stock. The housing market is underperforming, despite recent price rises and there is a trend of outmigration from the wards. 29% of houses in the Housing Market Renewal Area is classified as unfit and in 2001, 7% and 10% of housing in Central and Church wards respectively were deemed unfit. This figure had decreased in Central ward since 1991, although it had increased in Church ward over the same period. There is also a significant lack of diversity and tenures within the existing housing stock. Housing Market Renewal is central to the cross-cutting theme of building sustainable communities and aims to contribute to eradicating social exclusion.

The information above indicates higher levels of deprivation in this central area compared with the rest of Hyndburn, the North West region and England as a whole. The demographic profile of both wards in 2001 illustrates a high proportion of young people, which may contribute to some deprivation issues notably relating to employment, income and fear of crime.



★ Approximate Location of Project Phoenix Site within Church and Central Wards and FY1004, FX1003 and FX1001 SOA's.

Figure 4-6: Indices of Multiple Deprivation (All Domains)



Key Issues and Opportunities

There is a need to improve educational attainment in the borough, in particular including Church and Central wards. By improving levels of educational attainment there could be wider social benefits and improvements to the local economy. This could be aided by developing new businesses with training facilities within the site.

There is a need to raise the overall aspirations of people living in the borough and to stimulate more interest and emphasise the importance of educational qualifications to the population.

Health deprivation is high in Church and Central wards. Health improvements would benefit the economy and would enhance overall quality of life in the borough. This could be aided by improved living/working environments in the area.

A vicious circle exists associated with low aspirations of the young population. Parts of the Church and Central wards are in the bottom 10% most deprived and therefore qualify for Neighbourhood Renewal Guidance and funding.

Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised.

There is a need to tackle anti-social behaviour in the borough and crime rates should be further reduced to enhance overall quality of life. Improved environments and safety by design should be encouraged through the SPD.

There is low demand for housing and the study area lacks vibrancy and vitality. There is a need to provide greater choice, quality and diversity of housing across all tenures in order to meet the needs, requirements and changing aspirations of existing potential residents.

There are a number of vacant, unfit and outmoded dwellings in Church and Central wards. There is therefore a significant opportunity both to revitalise the housing stock in the borough and to improve quality of life. This is a key issue in the local area.

The house prices in the borough have increased in the past three years but incomes have not matched this rate of growth which leads to problems of housing affordability.

4.3.4 Economy

The Phoenix site has experienced economic decline in the last century and there are a number of vacant or derelict properties.

The **Income Deprivation Domain** measures: Adults and children in Income Support Households; Adults and children in Income Based Job Seekers Allowance Households; Adults and children in Working Families Tax Credit Households whose equivalised income (excluding housing benefits) is below 60% of median income before housing costs; Adults and

children in Disabled Person's Tax Credit Households whose equivalised income (excluding housing benefits) is below 60% of median income before housing costs; National Asylum Support Service (NASS) supported asylum seekers in England in receipt of subsistence only and accommodation support. **Church ward has two out of four of its SOAs, including FY1004, and Central has three out of six (including SOAs FX1003 and FX1001), within the bottom 10% most deprived nationally.**

The **Employment Deprivation** Domain measures employment deprivation conceptualised as involuntary exclusion of the working age population from the world of work. The indicators used are: Unemployment claimant count (JUVOS) of women aged 18-59 and men aged 18-64 averaged over 4 quarters; Incapacity Benefit claimants women aged 18-59 and men aged 18-64; Severe Disablement Allowance claimants women aged 18-59 and men aged 18-64; Participants in New Deal for 18-24s who are not included in the claimant count; Participants in New Deal for 25+ who are not included in the claimant count; Participants in New Deal for lone parents aged 18 and over. **Church has three out of four, including FY1004, and Central has two out of six, including FX1003 and FX1001, SOAs within the bottom 10% most deprived nationally.**

In 2001, 62% of Church's, and 50.7% of Central's, working age population was economically active, compared with 74.2% in Hyndburn and 76% in Great Britain as a whole. The key sectors of employment for Church's residents in 2001 were: elementary occupations (18.1%), process plant and machine operatives (20.9%) and skilled trades (15.1%). The key sectors of employment for Central's residents in 2001 were also: elementary occupations (17.7%), process plant and machine operatives (25.7%) and skilled trades (11.9%). For the rest of Hyndburn, there is a more even spread across occupations including senior management, professional and technical roles.

The economy of Hyndburn as a whole has historically been focused around the textile industry which has suffered high employment losses in recent years. The economy of Hyndburn is characterised by many of the features of an under-performing economy: low wages; low productivity; low levels of investment; and low levels of new company formation. Gross Value Added (GVA) is a measure of productivity and the GVA per head for the borough is below Lancashire county, North West and England and Wales levels. Business registration has picked up between 2001 and 2005 and at a higher rate than national and regional averages. These registrations are mainly in the wholesale and retail (30%) and manufacturing sectors (15.4%) (Small Business Service, 1994 – 2004). Most of the major industrial estates in the borough are located in Altham, Accrington and Great Harwood.

Discussions with council officers identified that the image of the borough and the wider East Lancashire area needs to be improved to provide Hyndburn with better investment opportunities and to enhance the overall vibrancy of the borough. New marketing opportunities may be possible through the work that is being undertaken by Elevate East Lancashire.

Many of the people living in Hyndburn also out-commute to neighbouring areas of East Lancashire, particularly Blackburn where there are a greater variety of job opportunities. The out-commuting of some of the working-age population may also be contributing to a lack of spending in the borough which is also likely to adversely affect the local economy.

Key Issues and Opportunities

Retaining skilled members of the population is a problem for the local economy.

There is a need to improve training levels to enhance the quality of the local workforce.

There are high levels of economic inactivity in the borough as a whole, notably in Church and Central wards.

There is a need to improve the image of the borough to encourage inward investment and to attract new business opportunities.

The good transport links in the borough need to be exploited.

The economy needs to be diversified to broaden the economic base and provide alternatives to the traditional manufacturing employment opportunities.

Employment opportunities should encourage the uptake of local labour.

4.3.5 Transport and access

Accrington is well connected by the M65 motorway, providing access to local areas including Preston, Blackburn and Burnley, and regional areas including Greater Manchester, the East Coast and West Yorkshire.

Transport infrastructure is a key feature of project Phoenix. The site is located around the junction of Blackburn Road and Lonsdale Street, which are major roads within the area.

Blackburn Road is a historically important retail route linking Accrington town centre to Oswaldtwistle and Blackburn, although is undergoing a period of decline with the development of Hyndburn Road which links to the motorway. This is reflected in the physical environment and visual character of the area. This road is also used as a significant bus route, with buses every 10 minutes. Lonsdale Street, connecting West Accrington to Spring Hill and Oswaldtwistle to the south, plays an important function as a 'Neighbourhood Street'. Its junction with Blackburn Road is not controlled and as a result generates occasional congestion. The other main roads within the site are lined with residential properties mainly, which are generally poorly managed and in poor conditions, creating impressions of neglect.

Pedestrian access within the Phoenix site is poor with narrow footways along the building frontages and poor quality crossing facilities available.

Improved pedestrian provision should be considered in terms of linkages between key areas within the site and through the site.

The journey to work statistics for Hyndburn as a whole indicate that 60.8% of people travel to work by car or van which is above the national figure of 55.2% for England and Wales. The use of the bus and the train to travel to work are also lower than the national and regional figures.

Anecdotal evidence highlighted that a number of people in Hyndburn out-commute to Blackburn to go to work. By creating more employment opportunities in the borough then there may be a reduction in out-commuting and this could help to reduce dependence on the private car.

Key Issues and Opportunities

Although there is currently low car ownership within the area, opportunities should be sought to reduce dependence on the private car in the future and increase public transport use.

It will be important to ensure that any new employment sites can be easily accessed by public transport.

The current decline of the main roads within the site detracts from the environment around the historic buildings and their usage. Improvements to the main roads in the area could encourage increased use and aid with the regeneration of the site. The impacts of increased traffic usage once the site is developed must be considered.

Opportunities should be sought to reduce levels of traffic and promote the use of public transport, and other sustainable modes of transport, when accessing the site.

5 Development of Options and Interim Appraisal

5.1 Requirements of the SEA Directive

The SEA Directive stipulates activities which must be undertaken as part of the SA. Those activities relevant to the consideration of alternatives are outlined in Box 3. The outcomes of these activities are detailed in this section.

Box 3: SEA Directive Requirements Applicable to Alternatives

The Environment Report should consider “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme” and give “an outline of the reasons for selecting the alternatives dealt with” (Article 5.1 and Annex I(h))

5.2 Alternative Options

The masterplans that underpin the SPD have been under development since 2001 and commenced before the requirement for SA and SEA. As such, whilst distinct alternatives were not fully investigated for Project Phoenix Phase I, alternative approaches were considered for Phase II representing the majority of the area. Subsequently the development brief itself underwent a series of revisions and consultations, incorporating SA work. These revisions modify (in some cases, significantly) the content of the development guidelines and there has been significant evolution of the SPD between the first draft and the final draft – as advised by the initial SA. This has been considered to constitute the development of alternative options as it enabled inappropriate approaches to be deleted or excluded and new, more sustainable and fit-for-purpose suggestions to be incorporated.

A summary of the development of alternatives is provided below, although it should also be noted that, in line with the requirements of the SEA Directive, the No intervention (No SPD) scenario has also been assessed.

5.2.1 Masterplan Approaches

JTP drew up the initial proposals for the redevelopment of the Phoenix II site in 2005, which were discussed in a stakeholders workshop in February 2005, a major public consultation event / exhibition in April 2005. A series of informal meetings with community groups / representatives were subsequently held, in order to discuss the preferred approach. Four approaches were publicised at these public consultation events, as described below. Approach One was taken forward as the preferred approach, and JTP then produced a draft masterplan / urban design

guidelines in August 2005, and a final revised version in January 2006 which was approved by Cabinet in February 2006.

Masterplan Approach One: Large Focused Intervention

This approach considered total clearance of the existing dwellings and shops within the core boundary (as set out in the masterplan) of the Phoenix II site, a facelift for the petrol station on the junction of Blackburn Road and Leyland Street, and environmental enhancements on the site of, and land to the south of, the former Sacred Heart Roman Catholic (RC) Church.

Masterplan Approach Two: Focused Intervention

This approach was identical to 'Approach One' although for a smaller, more focused, area.

Masterplan Approach Three: Dispersed Intervention Areas

Approach three considered retention and a facelift of the petrol station group, group repairs of around 50% of existing dwellings, clearance of 40% of dwellings, clearance of the remaining dwellings and changing the use to environmental enhancement areas, and environmental enhancement to areas as described in 'Approach One'.

Masterplan Approach Four: Small Dispersed Intervention Areas

This approach considered clearance of approximately 40% of existing dwellings, conversion of around 20% of existing dwellings, group repairs of 20%, facelifts of 20%, and environmental enhancement to areas as described in 'Approach One'.

Discussion

Research undertaken by Elevate demonstrates that group repair work and grant aided assistance on their own do not achieve housing market renewal. Elevate will now only consider group repair type intervention when it is part of a wider strategy for a neighbourhood. Given the over-supply of housing in Hyndburn including West Accrington and Church clearance has to be part of the considerations. Given there is a surplus of two bedroom terraced housing (54% of the housing stock in Hyndburn is two bedroom terrace) clearance has to be an option to help create a more balanced housing market.

As part of the West Accrington and Church consultation, smaller clearance areas (such as those in Masterplan options two and four) were considered but eventually rejected. They were mainly rejected on the basis that larger sites would be needed to have a strong visual affect and impact on the neighbourhood's character and that would be able to accommodate housing that meets future needs and requirements, that is attractive to the private housing market. The Phoenix II area, given its proximity to Phoenix I was identified as being an area that is "best fit" for this approach. Masterplan option 1 was decided to best fit these overall requirements.

5.2.2 No Intervention Scenario – Development Without the SPD

The SEA Directive requires that the 'without plan' scenario be considered. In this case, the scenario assumes that the Phoenix site will be developed for mixed use, although it will not have the benefit of the SPD to provide development guidance. Instead, development is likely to occur in a piecemeal uncoordinated manner, although other mechanisms will still be in place to provide some form of control, for example the LDF Core Strategy or, until this is adopted, the Adopted Local Plan.

In consequence, the role of free-market forces, may lead to a higher degree of uncertainty for developers as to exactly how the site should be developed.

For example, the site may not be developed with such a balanced mix of uses, housing market needs may not be provided for, there may not be as much emphasis upon achieving high quality or sustainable construction standards, Eco Homes standards or renewable energy requirements. As such a co-ordinated regeneration may not be driven forward with such a full and formal emphasis. The opportunities to improve the site and encourage integrated wider regeneration may be missed, and development which would incur considerably worse traffic growth and congestion may be realised, as development of areas within the site is likely to proceed in isolation. It is not known whether this would exactly be the case, although without the SPD guidance, there would not be the framework in place to prevent it.

In reality, this is unlikely to happen as the masterplan, around which the SPD is based, has been in development for some years. The site developers would be expected to adhere to the masterplan as a condition of the planning permission for the site.

The role of statutory consultees (Environment Agency, English Heritage and Natural England) would still enable environmental enforcement and controls to continue along with their active roles in planning applications. All other elements of the planning system and local, regional and national planning policies would still be in place. However, this would be a far less pro-active approach without forward thinking, specific, sustainable planning guidance in place. Without pro-active intervention, the aims of sustainable

social, economic and environmental regeneration are unlikely to be given enough impetus to be realised.

The No Intervention Scenario is not considered to be a viable option as change is essential. The West Accrington and Church neighbourhood is a deprived area and until HMR interventions started less than three years ago it was an area of acute housing market failure. Since the onset of HMR, the housing market in West Accrington and Church has responded positively through increased demand and increases in house values (although speculator activity is potentially hiding underlying factors of housing market failure) however unless the market interventions continue the present improvements will not be sustainable.

5.2.3 The Interim Appraisal of the first Draft SPD

An interim appraisal carried was out on the first Draft SPD during July and August 2005. These appraisal findings were consulted upon in the Scoping and Interim Appraisal Report in January 2006. The SA findings have been used to refine the content of the draft development brief and hence inform the Final Draft SPD which is the subject of the assessment in Section 6 of this report.

The interim appraisal was undertaken by the multi-disciplinary SA Panel. Two SA 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.

Table 5-1 summarises the strengths and weaknesses of each of the sections of the interim SA, along with key recommendations for improvement for the Final Draft SPD. These recommendations were carried forward to the final Draft SPD.

Consultation with a range of key stakeholders was also undertaken on the draft SPD in November 2005. The responses from this consultation were incorporated into the Final Draft SPD. A summary of the responses and how they were incorporated into the final Draft SPD can be found in Appendix G.

SPD Element	Key Strengths	Key Weaknesses	Recommendations for Final Draft SPD
Commercial land use guidance	<p>Encourage economic growth.</p> <p>Contribute to urban renaissance and the area's image. Other improvements to health centre investment and housing renewal will contribute. Possible knock-on effects on reducing crime levels.</p> <p>Increase range of job opportunities.</p> <p>Would ensure high quality development and environmental benefits.</p> <p>Business relocations may help improve local air quality through moving some traffic away from the area.</p>	<p>Possible adverse impacts on existing business through relocation.</p> <p>Potential resource demands of the re-development.</p>	<p>More may be needed to resolve relocation requirements of existing businesses, such as additional investment to tackle incompatible uses. To maintain locally accessible jobs, consolidation within the wider HMR area would be desirable.</p> <p>As some conflict likely to remain, careful design in highways arrangements is needed</p> <p>Consider and state requirements for consistency with current retail policy to protect town centre viability.</p> <p>Concern re possible negative impact of take-aways and how to prevent their dominance – need to state a requirement reflecting local plan policy</p>
Health Facilities guidance	<p>Major public sector investment will develop confidence in the area and could lead to complementary business development.</p> <p>High quality public sector</p>	<p>Potential resource demands of the re-development.</p>	<p>Consider specific provision for bus stop, taxi, pedestrian crossings directly serving health centre</p> <p>Consider desirability of vehicle access to health centre from Blackburn Road to reduce possible vehicle conflict on adjoining residential streets</p>

SPD Element	Key Strengths	Key Weaknesses	Recommendations for Final Draft SPD
	<p>development could improve image and help deliver urban renaissance.</p> <p>Local employment potential for health centre.</p> <p>Local health benefits of developing new centre.</p> <p>High quality development with increased surveillance could lower crime.</p> <p>Community cohesion benefits.</p> <p>New, energy efficient design in buildings.</p>		<p>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</p> <p>Consider scope to include community meeting/support spaces</p> <p>Consider encouraging re-use of existing buildings likely to be vacated due to consolidation into new facility</p>
Highways, access and transport guidance	<p>Overall access improvements could contribute to improved image, townscape and urban renaissance.</p> <p>Such improvements can also contribute to improved health and lower crime levels.</p> <p>Improved access to goods, services and amenities.</p>	Some small businesses may need to be relocated.	Consider requiring careful design in highways arrangements, to limit any remaining conflict between employment , residential, pedestrian movements and other uses

SPD Element	Key Strengths	Key Weaknesses	Recommendations for Final Draft SPD
Housing land-use guidance	<p>Potential growth in local construction industry.</p> <p>High quality design that will greatly improve existing built environment and lead to urban renaissance.</p> <p>Direct link between improvements in housing quality and health.</p> <p>Appropriate provisions for housing needs.</p> <p>Home-zones and regeneration could help lower crime and also improve community cohesion.</p>	Potential resource demands of the re-development.	<p>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.</p> <p>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.</p>
Parking guidance	<p>Better balance to on-street parking will improve appearance and safety levels.</p> <p>Opportunities for more secure, shared parking leading to community interaction.</p>	Potential negative impacts associated with materials usage and increased energy usage.	<p>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.</p> <p>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.</p>

SPD Element	Key Strengths	Key Weaknesses	Recommendations for Final Draft SPD
Public open space guidance	<p>Open space can improve townscape and the area's image. This can contribute to urban renaissance. This can have significant health and well-being benefits also.</p> <p>Can improve pedestrian connectivity.</p> <p>Open space design improvements can contribute to safety by design.</p> <p>Improved provision of amenity space.</p> <p>Increased greenbank can improve infiltration rates and reduce surface water run-off.</p>	No clear weaknesses identified at this stage.	<p>Consider measures to ensure high quality design of new open space, referring to good practice design guidance from the Commission for Architecture and the built Environment (CABE).</p> <p>Consider encouraging some design and management for biodiversity, especially as location is in close proximity to the wildlife corridor along railway line.</p> <p>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).</p> <p>Consider measures to ensure community involvement in design and possibly management to secure satisfactory upkeep of new spaces and create employment opportunities.</p> <p>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.</p> <p>Consider links with the Primary Care Trust to maximise benefits of new open space provision, eg data to support the need for new open space and links with health improvement measures such as 'Lifestyle prescriptions'.</p> <p>Consider measures to ensure adequate provision of open space, in the event that any contamination implications impact on practicality of proposed open space locations.</p>

Table 5-1 Summary of findings of Interim Appraisal of first Draft SPD

The following general recommendations were also made:

- 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.
- Consider requiring linkage with Accrington and Rossendale college on construction training and other training providers to maximise local benefits.
- Need to ensure a high quality of development through best practice design guidance and encourage creative design with detailing to enhance local identity.
- Consider measures to enhance street scene on Blackburn road as main route to Accrington 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.
- Consider requiring sustainable construction standards for all new developments - specifically Eco-homes standards for housing developments reflecting detail of Elevate policy, and refer to Building Research Establishment Environmental Assessment Method (BREEAM) guidelines for non-housing developments.
- Consider measures to positively encourage alternative forms of travel, including pedestrian priority, links to the National Cycle Network (NCN) including signage from key public places, and Green travel plans for larger developments.
- Consider requiring inclusion of Secured by Design guidelines in all aspects of the redevelopments (including layout, defensible space, Lighting etc).
- Consider requiring SuDS measures, such as permeable surface treatments for highways and parking areas and rainwater re-use.
- Consider requiring all developments to include renewable energy installations to supply at least 10% of their energy demand, as encouraged by PPS 22 and Town and Country Planning Act guidance. (Information – a feasibility study on practical renewable technologies is being conducted within the Elevate programme – ‘Renewal’ – report expected imminently).
- 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).
- Consider provision for recyclables and refuse for dwellings and other developments with good accessibility for kerbside collections.

SUPPORTING MECHANISMS

- Consider need for pro-active work by Hyndburn BC Regeneration and Economic Development 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
- Need to link Development Brief requirements with the Preferred Developer contract to reinforce provisions for local training/employment and housing needs requirements.

6 Appraisal of Final Draft SPD and Mitigation

6.1 Introduction

This section presents the findings of the assessment of the SPD elements. The assessment matrices used to assess each element are presented in Appendix D. This section summarises the key strengths and weaknesses of each element, based upon the findings from the matrices. Recommendations are made to offset or alleviate any adverse impacts that have been predicted or to enhance any opportunities that have been identified.

Only those impacts that are deemed to be significant have been discussed, given their scale of impact and the sensitivity of the social, economic and physical environment that they may affect. Any cumulative or synergistic impacts that have been identified are also summarised below.

6.2 Requirements of the SEA Directive

Box 4 identifies the activities which are required under the SEA Directive. The outcomes of these activities are detailed in this section.

Box 4: SEA Directive Requirements Applicable to Assessment of Effects and Mitigation

In the Environmental Report, "the likely significant effects on the environment of implementing the plan or programme ... and reasonable alternatives ... are [to be] identified, described and evaluated" (Article 5.1). The Environmental Report should include information that may "reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme [and] its stage in the decision-making process" (Article 5.2).

Information to be provided in the Environmental Report includes:

- "the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects" (Annex I (f) and footnote)*
- "an outline of the reasons for selecting the alternatives dealt with" (Annex I (h))*
- "the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme..." (Annex I (g))*

6.3 Compatibility Assessment of the SA and SPD Objectives

The following draft objectives have been developed for the SPD:

- 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.

The ODPM guidance on *Sustainability Appraisal for Regional Spatial Strategies and Local Development Documents*³ requires that the objectives of the SPD be assessed against the SA objectives in order to test whether or not they accord with sustainability principles. A compatibility assessment matrix is provided in Appendix F.

No areas of clear potential incompatibility were identified. Some areas of uncertainty have been highlighted in the tables. This has been identified largely where the relationship may be positive or negative depending upon how the SPD is implemented or how other external factors may be of influence.

This is primarily the case with the final SPD objective: 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. The objective itself, clearly does not detail the guidance, nor does it intend to, and whilst it is clear that the guidance will be designed to contribute positively to many of the SA objectives, it is not clear how it would impact upon aspects such as climate change, energy use, materials use or waste. It is, however, a very important objective and will ultimately help to determine how sustainable the Phoenix development will be. The SPD objectives do not specifically refer to sustainable development, but the guidance given in the SPD strongly encourages sustainable development, especially as it now reflects the recommendations of this SA.

³ ODPM 2005: *Sustainability Appraisal for Regional Spatial Strategies and Local Development Documents*

6.4 Development Guidance – Urban Design Principles

The SPD emphasises the point that good design is an essential and integral element in the delivery of sustainable development. Good design will relate to the specific local character and conditions and it should not be seen as separate from land use or spatial planning. A series of Urban Design Principles are presented in the SPD.

6.4.1 Key Strengths

- Strong, positive contributions towards delivering a high quality, fit for purpose and attractive site. This has many implications for improving the physical environment which would, as part of wider regeneration proposals such as housing market renewal, contribute to economic and social benefits in the locality.
- Economic benefits relate to the improved investor offer for the site and improved attractiveness for businesses. The creation of a safe, legible and accessible site with a strong character will contribute to this and the knock-on benefits in terms of improved and regenerated image could be realised across a wider area of the ward and borough as a whole. Benefits could be seen in terms of job creation and if local people are employed, then this could help to reduce the disparities in economic performance within the borough.
- The regeneration of the physical environment can have a positive effect on society, notably in the form of improving the quality and diversity in the housing market, safety by design measures and improved levels of amenity and well-being. Allied with measures such as improved accessibility to employment and facilities at the site for local people, these positive effects of urban renaissance can, in the longer term, have wide reaching benefits to the borough's society.
- The design principles also make strong provision for environmental and sustainability enhancements which both contribute to the economic and social benefits above. Preserving the character and quality of the physical environment is an important component of this which relates specifically to heritage and townscape. Uptake of the Eco Homes standard and commitment to renewable energy use also have strongly positive implications for prudent use of resources, energy use and dealing with waste in a sustainable manner.

6.4.2 Key Weaknesses

- The guidance has strong provisions for creating an environment that will accommodate new businesses, although some existing businesses will need to be re-located. This issue is dealt with in the commercial guidance assessment below.

- The guidance identifies that the site should be easy to reach and move through on vehicles and by foot. Whilst enabling pedestrian access and easing of traffic congestion is clearly positive, this has the potential to encourage car use and potentially attract employees to commute from further a field. This increase in vehicle movements could have adverse implications for air quality and climate change through production of vehicle emissions.

6.4.3 Mitigation

- The increase in vehicle movements and associated air quality and climate change impacts are in part offset by the ease at which the site could be accessed on foot and its proximity to public transport such as Oswaldtwistle station. Access is an important feature of the site, and it is recommended that transport assessments be considered as part of planning applications.

6.5 Development Guidance – Commercial

The commercial guidance seeks to identify acceptable commercial land-uses within the site

6.5.1 Key Strengths

- The provision of appropriate commercial businesses on the site is likely to have an overall positive impact upon the economy of the local area, with potentially some longer-term knock-on benefits to the economy of the borough as a whole. This would be amplified by proposals that help to improve the image of the area (and borough) such as developing a high quality built environment and improving the frontage of shops along the main thoroughfare of Blackburn Rd. Such measures would assist in marketing the area to investors and developers. However, the issue of relocating existing businesses may cause problems in the short-term and is discussed below.
- Whilst the SPD cannot specify who works at the site, the increased employment opportunities created give potential for local people to take jobs and reduce the disparities of economic performance across the borough. Nonetheless, it cannot be determined with any certainty who will take the jobs. Mitigation measures are provided in the SPD to counteract this.
- Many factors contribute to urban renaissance. The commercial proposals as part of the wider proposals would be a key feature that would have a positive benefit on delivering urban renaissance. The improved vibrancy and security presence that the proposals would bring may also help to deter crime and fear of crime.
- Local facilities such as the health facility and shops for local needs would be allowed which would provide essential local services and reduce the need to travel for local residents to access them.

- The guidance for the Blackburn Road frontage aims to create a high quality built environment which, allied with other aspects of the guidance, should complement the local historic townscape character.
- Despite the new development having the potential to create an increase in vehicle movements, the guidance strongly promotes renewable energy use and access by alternative forms of transport. The guidance also promotes use of high standards of sustainable construction, which is assumed to include efficient use of resources and energy efficient designs. At least 10% of the site's energy demand to be met by renewable energy and the site should include recycling facilities in line with the Council's recycling initiatives.

6.5.2 Key Weaknesses

- The redevelopment of the site would need to consider proposals for the relocation of a petrol station business. In the short-term, before new businesses are established, this could have an adverse effect on the local economy.
- The site would be accessible by pedestrians, but the guidance is likely to also result in more vehicle movements in order to access the site. This may involve long journeys for in-commuters being employed at the site. This may have adverse air quality and climate change implications as a result of vehicle emissions.

6.5.3 Mitigation

- The guidance states that, "Development proposals which address the issue of the potential relocation of the existing petrol filling station, on the junction of Blackburn Road and Leyland Street, will be allowed". Whilst this is not specific as to how this would be addressed, some provision to mitigate for the relocation is given.
- The increase in vehicle movements and associated air quality and climate change impacts are in part offset by the ease at which the site could be accessed on foot and its proximity to public transport such as Oswaldtwistle station. Access is an important feature of the site, and it is recommended that transport assessments be considered as part of any planning application.
- There is some uncertainty as to whether local people will be employed at the site as opposed to in-migrants or commuters. The SPD makes specific reference to the need for developers to liaise closely with the Council's Economic Regeneration Department and also Accrington and Rossendale Colleges in order to develop training initiatives for local residents who may be involved in the construction and/or operation of businesses on the site.

6.6 Development Guidance – Health Facilities

The health facility guidance identifies the aim to consolidate all existing health facilities into one, integrated facility for the area.

6.6.1 Key Strengths

- The policy would strongly contribute towards improved health and a reduction in health inequalities in the area. In addition the improved access to the new facility, promotion of the use of sustainable modes of transport could contribute to improved physical fitness and wellbeing. Links to the NCN and public transport would be promoted. Other social benefits could potentially be seen in terms of increased community interaction.
- Economic benefits relate to the potential to generate employment and business growth opportunities which could help to reduce disparities in economic performance within the borough.
- The policy provides environmental and sustainability enhancements both of which would contribute to the economic and social benefits discussed above. The existing character of the area would be preserved, whilst promoting the facility as community landmark. The design of the facility would include measures to contribute to the reduction of climate change impacts, such as ensuring the prudent use of natural resources and sustainable waste management.

6.6.2 Key Weaknesses

- The LIFT Health Facility has the potential to be a major traffic generator. This can have direct implications for traffic congestion, air quality and climate change, through increases in vehicle emissions. Nonetheless, considerable mitigation is provided to offset this.

6.6.3 Mitigation

- In order to maximise benefits to the local economy, liaison with Accrington and Rossendale College, other training providers and the Councils' Regeneration and Economic Development Service would be encouraged.
- A Green Travel Plan would be implemented for the health facility, in order to mitigate the associated increase in vehicle movements, which could contribute to a decrease in private car use and an increase in walking and cycling.
- Adequate access and public transport links would be implemented, in order to mitigate the potential impacts for members of the community who would have to travel further to the facility.
- The design of the health facility would include safety and security measures.

- SuDS would be considered in the development of the facility, to mitigate potential impacts upon water resources.
- In order to address the possibility of contaminated land, investigation and remediation would be conducted if necessary.

6.7 Development Guidance – Highways, Access and Parking

The Highways and Parking guidance seeks to regenerate and improve the existing infrastructure within the area, without compromising its existing historical character.

6.7.1 Key Strengths

- The SPD seeks to improve access, parking and the free flow of traffic. This has the potential to encourage car usage, which is discussed in the weakness section below. However, the guidance strongly contributes towards the use of sustainable modes of transport. This generates a variety of implications for the safety of non-motorised travellers, improved physical fitness and associated health benefits. The policy promotes the use of the existing good transport links and other routes such as the nearby NCN.
- Economic benefits would be seen as a result of the enhanced infrastructure and parking provision, which could help to market the area for investment and would seek to provide employment opportunities thereby strengthening the skills of the local workforce. Benefits could be seen in terms of employment opportunities and a reduction in the disparities of economic performance.
- The regeneration of existing highways within the area would generate positive effects for the local community in terms of contributing towards a reduction in crime and the fear of crime through improved security and surveillance, improved levels of amenity and improved access to local services and facilities, including for disabled people. Enhanced local connections, together with the positive effects of urban renaissance and enhanced townscape, could also benefit community cohesion, spirit and interaction.
- The policy provides for sustainability enhancements, with the use of sustainable urban design principles and the implementation of waste management measures.

6.7.2 Key Weaknesses

- The policy strongly encourages the use of sustainable transport, however the provision of parking and vehicular access could also promote the use of private cars.

- Providing access to potentially major traffic generators such as the LIFT Health Facility is likely to encourage traffic use in the area.
- Enhanced infrastructure is likely to generate increased vehicular movements within the area, which potentially conflicts the SA objectives relating to air quality and climate change.

6.7.3 Mitigation

- In order to reduce the conflicts generated by the enhanced provision of parking, development accommodating less than 1.5 parking spaces per dwelling would be encouraged, in view of the existing good public transport links.
- A Green Travel Plan would be implemented in association with the LIFT health facility, in order to mitigate the likely increase in vehicle movements generated.
- Regeneration of existing roads together with measures to improve safety, security and the environment, would seek to retain the existing character of the area to ensure the townscape and sense of place is retained.

6.8 Development Guidance – Housing

The SPD provides guidance on appropriate land-uses within the Phoenix site.

6.8.1 Key Strengths

- An under-performing housing market and poor choice and quality of housing stock is a key issue in the area and relates closely to wider issues of social exclusion and the need for neighbourhood renewal. The proposals in the guidance contribute directly to improving this situation by stipulating an appropriate mix of house types and needs based upon housing needs studies and the requirements of the local community. This includes affordable housing provision, a range of sizes, special needs housing and housing appropriate to Black Minority Ethnic (BME) needs. It is characterised by a focus upon quality and sustainable design.
- The provision of housing has the potential to stimulate economic development within the area, with the creation of increased demand for local facilities and use of the local labour pool where possible, thereby contributing to the strengthening of the skills of the local workforce. In addition, regeneration and the provision of high quality housing could stimulate economic investment.
- The SPD has the potential to contribute to improving the image of the area as a place to live, work and do business, as the provision of a mix of high quality housing could generate positive effects for

the vitality and vibrancy of West Accrington. The current housing market is performing poorly and there is little diversity or quality within it. This regeneration could encourage more confidence in the area as an attractive place to live for wider groups of society. Beneficial impacts would be realised more in conjunction with other issues such as access to amenities, provision of open space and transport links.

- Benefits may also be seen in terms of improvements to health, with the provision of high quality housing, which can be a key contributor to residents health and well-being.
- Housing provision would be designed to promote community safety and security, and therefore has the potential to contribute to reduced crime levels and fear of crime in the area. This, together with the regeneration of existing housing, could contribute to increased community spirit and cohesion. The mix of housing has the potential to aid the creation of a sustainable mixed community.
- Retaining existing housing would be beneficial in terms of heritage and townscape preservation, and would be done in an appropriate and sensitive manner, for example with the use of building materials that reflect the existing character of the area.
- Measures would be taken to contribute to the reduction in climate change impacts through the sustainable use of natural resources and energy, and the management of waste and recycling.

6.8.2 Key Weaknesses

- The impact upon biodiversity is uncertain, however, there is potential for conflicts to arise in terms of the use of existing brownfield sites for housing provision. It should therefore be ensured that development upon brownfield land with significant biodiversity should incorporate appropriate mitigation. In addition investigation into derelict housing should be conducted to determine the presence of protected species.

6.8.3 Mitigation

- The SPD now makes reference to the need to seek guidance from Natural England at an early stage on developer responsibilities with regard to any protected species that may be present within the site, such as older, disused buildings and gardens.

6.9 Development Guidance – Public Open Space

This guidance seeks to create high quality public open space within the site.

6.9.1 Key Strengths

- The provision of public open space would contribute to a greatly improved image of the area, as a place to live, work and do business. This together with an improved investor offer could contribute towards positive impacts upon the local economy, which would be enhanced by contributing to the achievement of urban renaissance through a high quality and accessible environment.
- Social benefits would be realised through the provision of increased accessibility to a number of areas used for walking and cycling, thereby promoting the use of sustainable transport. In addition, links to the NCN and public transport links would be promoted, which could generate knock on effects upon health and wellbeing through increased physical fitness. Improved security in these areas would generate crime related benefits.
- The policy aims to create high quality public open spaces, which would complement and enhance the existing character of the area, whilst ensuring protection of existing historical resources.
- The policy would positively influence biodiversity within the site, by ensuring that the design and management of open spaces would be influenced by biodiversity considerations and guidance in relation to the potential presence of protected species would be considered at an early stage.
- There is also the potential for benefits to be realised in terms of soil and land protection with the use of derelict sites where possible.
- The policy promotes the use of a high standard of sustainable construction which would include measures for the efficient use of resources and sustainable waste management principles.

6.9.2 Key Weaknesses

- There are no key weaknesses in association with this element of the SPD.

6.9.3 Mitigation

There are no particular weaknesses with this element of the SPD. However, the following have been incorporated into the text to take account of earlier observations regarding potential issues of providing public open space.

- The provision of public open space would include security and safety measures, in order to contribute to a reduction in crime and fear for crime.
- The development of open space would ensure the existing character of the area is retained, in order to protect the existing townscape and historic resources.

- As the existing derelict land used for the development of open space has the potential to be contaminated, investigation and remediation would be executed where necessary.

6.10 Assessment of Cumulative Impacts

The SEA Directive requires that the cumulative and synergistic (where the combined effects are greater than the sum of their component parts) effects of the SPD be assessed.

As the SPD presents a development brief, and all components of which would be taken forward in unison, the cumulative implications of access, the appropriate land use, the SPD objectives and the urban design principles have been addressed throughout this assessment. The combined impacts of ongoing housing market renewal in Church ward are also considered within the assessment together with the neighbouring development brief for the Church Oswaldtwistle Gateway. Table 6-8 summarises cumulative and synergistic impacts of the components of the SPD. The approach taken identifies receptors such as the economy, townscape etc. that may be affected by cumulative impacts and also acknowledges where uncertainty has influenced the assessment.

Table 6-2 Cumulative and Synergistic Impacts

Receptor	Cumulative/Synergistic Effect	Causes
The local economy and image	The local economy is expected to benefit along with the image of the borough as a whole as a place to live, work and visit	<p>The Phoenix site would directly create jobs.</p> <p>High quality design, improved access arrangements and links to wider urban renaissance and physical regeneration, may have a positive feedback effect in terms of making West Accrington a more attractive investment proposition, especially when allied with other social regeneration proposals such as Housing Market Renewal and nearby redevelopment guidance for the Church Oswaldtwistle Gateway area.</p>
Economic Inclusion in the borough	The SPD is expected to assist more local people to be employed in the area, with consequent benefits to economic inclusion.	<p>Employment opportunities within the deprived wards of Church and Central should promote employment opportunities for those suffering employment/income deprivation, although it is not guaranteed that local people will take the jobs.</p> <p>Improved access to the site via public transport, cycling and walking should provide cheaper access to employment opportunities.</p> <p>Developers are encouraged to liaise with Accrington and Rossendale College and also with the Council's Regeneration and Economic Development Services to encourage local employment benefits.</p> <p>Similar provisions are given within the Church Oswaldtwistle Gateway SPD which relates to a similar nearby development site.</p>
Health of the borough's population	The health of the population in Church and Central wards is expected to improve in the long-term.	<p>The development of the LIFT Health Facility is expected to provide accessible health care for residents in Church and Central wards.</p> <p>Extensive regeneration of housing stock and variety.</p> <p>Improved living/working environment and urban renaissance effects can improve sense of well-being.</p> <p>Wider social regeneration through housing market renewal and other regional and local strategies.</p>

Receptor	Cumulative/Synergistic Effect	Causes
		<p>Improved access to jobs and incomes as a result of the Phoenix site and wider regeneration proposals may improve people's ability to afford healthier lifestyles and improved living conditions.</p> <p>Improved provisions for walking and cycling around the site combined with wider provisions for sustainable transport within the LTP should promote exercise and healthier lifestyles.</p> <p>Neighbouring proposals for the Church Oswaldtwistle Gateway site and associated development brief SPD contribute to physical regeneration and promotion of sustainable transport in a similar manner.</p>
Housing provision	Housing provision for local identified needs is expected.	<p>Regeneration of the housing market to meet identified needs is a key aspect of the SPD.</p> <p>Wider housing market regeneration through Housing Market Renewal programme.</p> <p>Housing market renewal at neighbouring Church Oswaldtwistle Gateway site.</p>
Crime Rates and Fear of Crime in the borough	Crime rates and fear of crime are expected to reduce.	<p>Provisions for safety by design in all new development at the site.</p> <p>Design of natural/passive surveillance through 'overlooking' of car parks, streets etc.</p> <p>Increased human presence in the area could contribute to lowering crime rates and fear of crime.</p> <p>Improved living/working environment and urban renaissance effects can improve aspirations and help reduce crime.</p> <p>Wider social regeneration as a result of HMR.</p> <p>Employment and training provisions for local areas at need could improve incomes and local aspirations.</p> <p>Similar safety by design and physical regeneration proposals at neighbouring Church Oswaldtwistle Gateway site.</p>
Community Spirit	Levels of community	Combined with wider physical and economic regeneration proposals, the SPD's provisions for

Receptor	Cumulative/Synergistic Effect	Causes
and interaction in the borough	spirit and levels of community interaction are expected to improve gradually over time.	<p>developing the site could help to improve levels of pride and well-being in the community.</p> <p>Provisions for high-quality design and amenity provision.</p> <p>Opportunities for potential interaction with respect to shared parking design.</p> <p>Provision of employment although it is not known if local people will benefit.</p> <p>Improved provisions for accessing the site via sustainable means.</p> <p>Similar provisions as part of wider Housing market Renewal and neighbouring Church Oswaldtwistle Gateway development.</p>
Access to goods and services in the borough	Access to basic goods, services and amenities is expected to improve.	<p>SPD directly provides guidance for provision of health, retail and public open space at the site.</p> <p>Improved access proposals in the SPD by private vehicle and sustainable means.</p> <p>Access proposals for the site allied with wider proposals within the LTP should improve access and accessibility to goods and services in the borough.</p> <p>Neighbouring provisions for the development of the Church Oswaldtwistle Gateway site provide retail opportunities and recreational access to the canal with associated bars/restaurants.</p>
Cultural Heritage Resource in the borough	Cultural heritage resources are expected to be protected and enhanced where appropriate.	<p>SPD makes specific provisions for protecting historic buildings and townscape which would provide cumulative heritage benefits along with other provisions of the LDF.</p> <p>Similar provisions for protecting and enhancing historic buildings are made in the neighbouring Church Oswaldtwistle Gateway SPD.</p>
Townscape Quality in the borough	Townscape quality is expected to be protected and enhanced.	<p>Many elements of the SPD (urban design, commercial, housing, public open space, access arrangements and the LIFT facility) make specific provisions for ensuring that the development proposals contribute to the protection and enhancement of townscape.</p> <p>HMR proposals and provisions for the neighbouring Church Oswaldtwistle Gateway SPD would also</p>

Receptor	Cumulative/Synergistic Effect	Causes
		contribute to an improved physical environment within the area.
Air Quality in the borough	Air quality has the potential to get worse, although this may be offset by measures to promote sustainable transport.	Increased private car usage and traffic congestion may result from the development of the LIFT Health Facility, residential and commercial development and improved vehicular access provisions. Nonetheless, significant provisions are made for sustainable transport and green travel planning. Cumulative generation with other proposals in Accrington may exacerbate this. Vehicular emissions could make local air quality worse.
Climate - Global	Potentially negative effect of traffic growth despite other measures to mitigate.	<p>Increased private car usage and traffic congestion may result from the development of the LIFT Health Facility, residential and commercial development and improved vehicular access provisions. Nonetheless, significant provisions are made for sustainable transport and green travel planning. Cumulative generation with other proposals in Accrington may exacerbate this. Vehicular emissions could contribute to climate change.</p> <p>However, measures to mitigate are considerable. SPD makes provisions for sustainable construction and design, incorporating energy saving measures and a requirement for 10% of the site's energy to come from renewable sources. Measures to encourage the uptake of SuDS are also encouraged.</p>
Natural Resources	Natural resources are expected to be used prudently as a result of the SPD.	<p>Despite the development of the Phoenix site needing to use natural resources during construction, the SPD provides a great deal of guidance to encourage the use of sustainable resources as part of its sustainable construction guidelines, including adopting the standard of EcoHomes.</p> <p>Similar measures are also promoted through the HMR programme and the nearby Church Oswaldtwistle Gateway SPD.</p>
Waste	Levels of waste minimisation, re-use and recycling are expected to improve.	<p>The Urban Design principles, along with other aspects of the SPD, including the Highways, Access and Transport guidance require that new development uses recycled materials in construction, but also that recycling facilities are included within the development.</p> <p>Similar measures are also promoted through the HMR programme and the nearby Church</p>

Receptor	Cumulative/Synergistic Effect	Causes
		Oswaldtwistle Gateway SPD.

7 Monitoring Framework

7.1 Introduction

This section provides an outline monitoring framework and advice for monitoring the significant effects of implementing the SPD. Monitoring can be used to:

- Determine the performance of the plan and its contribution to objectives and targets
- Identify the performance of mitigation measures
- Identify undesirable sustainability effects
- Confirm whether sustainability predictions were accurate

7.2 Requirements of the SEA Directive

The activities relevant to monitoring that are stipulated in the SEA Directive are outlined in Box 5. The outcomes of these activities are detailed in this section.

Box 5: SEA Directive Requirements Applicable to Monitoring

"Member States shall monitor the significant environmental effects of the implementation of plans and programmes... in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action" (Article 10.1).

The Environmental Report should provide information on "a description of the measures envisaged concerning monitoring" (Annex I (i)).

7.3 Approach

The monitoring framework has been developed to measure the performance of the plan against changes in defined indicators that are linked to the implementation of the SPD. These indicators have been developed based on the following:

- The objectives, targets and indicators that were developed for the SA Framework
- Features of the baseline that will indicate the effects of the plan
- The likely significant effects that were identified during the effects assessment
- The mitigation measures that were proposed to offset or reduce significant adverse effects

The monitoring framework has been designed to focus mainly on significant sustainability effects including those:

- That indicate a likely breach of international, national or local legislation, recognised guidelines or standards
- That may give rise to irreversible damage, with a view to identifying trends before such damage is caused
- Where there was uncertainty in the SA, and where monitoring would enable preventative or mitigation measures to be taken

As well as measuring specific indicators linked to the implementation of the SPD, contextual monitoring of social, environmental and economic change has been included i.e. a regular review of baseline conditions in the borough. This enables the measurement of the overall effects of the SPD.

There are numerous SA indicators available and it is not always possible to identify how a specific plan has impacted a receptor, for example the condition of Listed Buildings is likely to be influenced by a number of actions and different plans. A thorough analysis of the data collated and the emerging trends will, therefore be important.

7.4 Existing Monitoring Programmes

A fundamental aspect of developing a monitoring strategy is to link with existing monitoring programmes and to prevent duplication of other monitoring work that is already being undertaken. It is recommended that the monitoring process be closely integrated with the monitoring that will be undertaken to fulfil the requirements of the Planning and Compulsory Purchase Act 2004. The Annual Monitoring Report (AMR) identifies a series of indicators that can be used to monitor progress.

7.5 Proposed Monitoring Framework

Table 7-1 provides a framework for monitoring the effects of the SPD and determining whether the predicted environmental effects are realised. The framework is based around the SA Objectives and includes the following elements:

- The potentially significant impact that needs to be monitored or the area of uncertainty
- A suitable monitoring indicator
- A target (where one has been devised)
- The potential data source
- The frequency of the monitoring

For some of the SA objectives, for example those relating to townscape character and quality, it will be necessary for baseline characteristics and contextual information to be reviewed.

Although the SPD is to be adopted towards the end of 2006, the impacts predicted in the SA will not be realised until the development of the site

occurs and hence the monitoring process should not commence until the site is constructed and operational. The targets identified in Table 7-1 may, therefore need to be revised and updated as new targets may be developed and existing ones modified in the time leading up to the operation of the site. New or more appropriate indicators may also be developed as more information is gathered and the SA process and LDF develops further.

It should be noted that the SPD would benefit from monitoring at different geographical scales, for example, as this is a strategic assessment, it is important to consider the overall changes to Hyndburn Borough as a whole, as well as considering the onsite changes and changes to the local wards. It should be noted that identifying changes onsite may be difficult as information may not be available at this small scale. Nonetheless, it is important when considering borough-wide monitoring data to attempt to establish how the SPD site has contributed to this, where possible. This may be easier when looking at Church and Central wards and the local SOAs, as these may be more directly affected by changes that occur at the Phoenix site and consequently the SPD.

Nevertheless, the following headline indicators are suggested for consideration in the monitoring framework for the Core Strategy. Monitoring these indicators would give an indication of how ward and borough-wide trends are changing, from which assumptions can be made about the contributions of the SPD towards them.

- Educational attainment, skills and training levels in Church ward and the borough
- Levels of community cohesion and participation in Church ward and the borough
- Percentage of new homes built on brownfield sites and percentage of derelict, under-used and neglected land.
- Number and distribution of air quality management areas
- Percentage of dwellings approved and located within 400m of a proposed or existing bus stop or within 800m of an existing or proposed railway station 2001 – 2004.

Table 7-1 Proposed Monitoring Framework

SA Objective	Effect to be Monitored	Indicator	Target	Information/Data Source	Review Timescale
To reduce crime, disorder and fear of crime	Provisions of SPD have potential to lower crime and fear of crime in the vicinity of the site through design measures and regeneration benefits.	Number of SOAs in Church and Central in bottom third for crime deprivation Levels of crime deprivation in SOAs FY1004, FX1003 and FX1001	To reduce number of SOAs in bottom third To reduce levels of crime deprivation in SOAs FY1003 FY1004, FX1003 and FX1001	Index of Multiple Deprivation	Every 3 years for IMD data
To improve physical and mental health and amenity for all and reduce health inequalities	Provisions of SPD have potential to improve levels of health and well-being in the borough through provision of the LIFT Health Facility and as part of wider regeneration benefits, improved employment opportunities and improved living environment.	Number of SOAs in Church and Central in bottom third for health deprivation Levels of health deprivation in SOAs FY1004, FX1003 and FX1001	To reduce number of SOAs in bottom 10% To reduce levels of health deprivation in SOAs FY1003 FY1004, FX1003 and FX1001	Index of Multiple Deprivation	Every 3 years for IMD data

SA Objective	Effect to be Monitored	Indicator	Target	Information/Data Source	Review Timescale
To improve access to a range of good quality, affordable and resource efficient housing	Provisions of SPD may increase variety and tenure of housing to be developed on site.	<p>Percentage of dwelling types on site.</p> <p>Number of SOAs in Church and Central in bottom 10% for living environment deprivation</p> <p>Levels of living environment deprivation in SOAs FY1003 FY1004, FX1003 and FX1001</p>	<p>To reduce number of SOAs in bottom 10%</p> <p>To reduce levels of living environment deprivation in SOAs FY1003 FY1004, FX1003 and FX1001</p>	<p>Hyndburn BC</p> <p>Index of Multiple Deprivation</p>	<p>Annual</p> <p>Every 3 years for IMD data</p>
To improve access to basic goods, services and amenities for all groups	The land-use provisions of the SPD should increase number of accessible services, shops and amenities on site.	<p>Number of local services, shops and amenities within the Phoenix site and within 400m of the site.</p> <p>Accessibility to greenspace</p>	<p>To increase provision of local services, shops and amenities and ensure that surrounding businesses do not suffer as a result.</p> <p>Ensure that there is at least one 20 hectare natural greenspace site within 2km of people's homes.</p>	<p>Lancashire County Council</p> <p>Hyndburn BC</p>	Every 3 years
<p>To reduce the disparities in economic performance within the borough</p> <p>To exploit the growth</p>	Provisions of the SPD should help encourage appropriate new businesses and	Number of Value Added Tax (VAT) registrations in Church and Central wards and on site.	No specific targets identified, although aim is to increase sustainable levels of growth.	Hyndburn BC	Every 3 years

SA Objective	Effect to be Monitored	Indicator	Target	Information/Data Source	Review Timescale
potential of business sectors	improve the attractiveness of the area to investors. This could have knock-on benefits to the rest of the borough.				
To secure economic inclusion	Indirectly, economic inclusion may result from the provisions for employment land-use in the SPD and relationship with other Council initiatives, although it is uncertain who will take the jobs.	Number of SOAs in Church and Central in the bottom 10% for employment deprivation Levels of employment deprivation in SOAs FY1003 FY1004, FX1003 and FX1001	Reduce number of SOAs in Church and Central in bottom 10% for employment deprivation To reduce levels of employment deprivation in SOAs FY1003 FY1004, FX1003 and FX1001	Hyndburn BC Index of Multiple Deprivation	Every 3 years for IMD data
To protect and enhance the local character and accessibility of the landscape across the borough	The urban design and land-use provisions in the SPD should help to protect and enhance the local townscape.	Urban design reviews of the new developments	No Target	Northwest Design Review Panel through Elevate	Every 5 years

SA Objective	Effect to be Monitored	Indicator	Target	Information/Data Source	Review Timescale
<p>To mitigate and adapt to climate change</p> <p><i>To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources</i></p> <p><i>To reduce the need to travel, improve choice and use of sustainable transport modes</i></p>	<p>The SPD encourages sustainable transport use although it also allows for increased vehicular access to the site which would have contrasting effects on climate change. SuDS schemes are promoted.</p> <p>The SPD recommends the uptake of renewable energy and energy efficient practices.</p>	<p>Number of SuDS implemented in development on site</p> <p>Electricity and gas usage on site</p> <p>Percentage of energy use from renewable sources</p> <p>Journey to work by mode in Church and Central wards and to the site</p>	<p>Ensure regular maintenance of SuDS.</p> <p>A 10% improvement in energy efficiency in the business sector by 2010 based on 2000 levels.</p> <p>10% of Lancashire's energy use to come from renewable energy sources by 2010.</p> <p>To achieve year on year modal shift away from private car to more sustainable transport modes in Church and Central wards.</p>	<p>Environment Agency</p> <p>Hyndburn BC</p> <p>Office of National Statistics – Neighbourhood Statistics</p>	Every 3 years
To protect and improve air quality	The SPD encourages sustainable transport use although it also allows for increased vehicular access to the site which would have contrasting effects on air quality.	Local air quality monitoring results near the site.	Improve levels of air quality along Blackburn Road	Hyndburn EHO	Every 3 years

SA Objective	Effect to be Monitored	Indicator	Target	Information/Data Source	Review Timescale
To ensure the prudent use of natural resources and the sustainable management of existing resources	Provisions for sustainable construction techniques and materials are strong.	Number of new dwellings meeting EcoHomes standards of Good, Very Good and Excellent	Elevate targets to be applied	Hyndburn BC	Every 3 years
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	Likely to improve levels of recycling and waste minimisation in the locality.	Percentage of waste arisings from site recycled.	Recycle and compost 56% of household waste by 2015 (Lancashire Environment Strategy)	Hyndburn BC	Annual

7.6 Management and Responsibilities

The monitoring data needs to be collated in a structured manner so that patterns and trends can be identified and remedial action implemented. It is recommended that the data be collated in a tabular format and records the following:

- The SA Objective
- The indicator being used
- The data recorded
- The trend i.e. is the situation improving or deteriorating
- The need for remedial action
- The remedial action to be taken
- The date for the implementation of remedial action

Table 7-2 provides a framework to be used to record responsibilities and results of monitoring.

Table 7-2 Monitoring Responsibilities

Monitoring Activity	Responsible Body	Dates and frequency	Format of Results	Status/Issues Encountered

8 Conclusions

The SA was undertaken in order to assess the sustainable development implications of the SPD and to positively influence the content of the final Draft SPD. A Scoping study was undertaken in parallel with an informal assessment made of the first Draft of the SPD, which included a number of recommendations for improvement which were subsequently included. This SA report documents the SA process and its findings including the assessment of the final Draft SPD. It identifies recommendations to mitigate any adverse effects and outlines a framework for monitoring the implementation of the SPD. This SA report has been made available to the public alongside the final Draft SPD.

The following broad components of the SPD were assessed both individually and collectively as part of an assessment of cumulative impacts incorporating other strategic proposals:

- The objectives of the SPD
- Urban design principles
- Development guidance - commercial
- Development guidance – health facilities
- Development guidance – housing
- Development guidance – highways and parking
- Development guidance – public open space
- No intervention scenario – what would happen without the SPD?

A key aim of the SPD is to provide a mix of housing types, tenures and values at the neighbourhood level which will contribute to physical and social regeneration at the site and indirectly the wider West Accrington area. Consequently, the SPD performs strongly against many of the social SA objectives, notably through its holistic approach to employment and residential regeneration, access arrangements and contribution to urban renaissance based around the enhancement of the existing historic townscape character at the site. Following recommendations from the initial SA of the first Draft of the SPD, the final Draft SPD has also made considerable provisions for incorporating environmental enhancements and sustainable construction principles (including EcoHomes standards) into the development. These would contribute positively to the improved image of the area and to developing a more attractive place to live, work and do business.

The inertia effects of developing the site in this context could have wide reaching effects on improving aspirations and regenerating the surrounding wards of Church and Central, notably in conjunction with existing provisions through HMR and nearby development briefs for the Church Oswaldtwistle Gateway site.

A link has been made between economic and physical regeneration (particularly when viewed in conjunction with wider HMR) and social progress. Church and Central wards suffer from high levels of deprivation, particularly with respect to living environment, crime, health and employment. It is expected that the employment opportunities, notably through the development of the LIFT Health Facility, and improved aspirations created by the development could also have secondary benefits for instigating social regeneration, although it is not clear as to the extent that local people will take the jobs created. Nonetheless, recommendations have been made for developers to liaise with the Council's economic regeneration departments and local training institutions in order to promote local up-skilling and uptake of jobs.

Traffic and access have been identified as both positive and negative elements of the SPD. It is acknowledged that to support and service the site, effective access will be required for residents and employees, notably for the LIFT Health Facility. There is a emphasis upon visitors arriving at the site by private car and appropriate measures are described to accommodate this including parking provision and infrastructure improvements. Nonetheless, encouraging private car use is recognised as unsustainable and has the potential to add to peak hour traffic congestion, climate change and localised poor air quality. As mitigation, the SPD promotes extensive encouragement of sustainable transport such as walking, cycling, public transport and green travel planning as part of the detailed planning application for the site. These mitigatory measures conform strongly with a number of the SA objectives.

The SPD sets out a comprehensive set of Urban Design Principles which have a strong focus upon protecting and enhancing townscape, heritage, the built and natural environment, resource and energy use and environmental management. These hence perform strongly against many of the SA objectives and ultimately form an important aspect of the SPD.

Overall the SPD implementation is likely to lead to a number of positive sustainability implications for the area indirectly adjacent to the Phoenix site. In the long-term, and in conjunction with other regeneration proposals there could also be positive knock-on benefits to the wider borough as a whole.