



Sustainability Appraisal of the Project Phoenix Supplementary Planning Document

Appendices to SA
Report: Appendices
B-G

8 December 2006

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Appendix B

Appraisal Methodology

Appraisal Methodology

The SA Framework

The SA Framework underpins the assessment methodology. A series of 23 sustainability objectives have been developed against which the SPD options have been assessed. The SA objectives are distinct from the objectives of the SPD.

The methodology used for the creation and derivation of objectives was developed from that outlined in the ODPM's guidance. The objectives were devised using the SEA Directive topics and were informed by the issues and opportunities identified through the baseline data collection.

This was supplemented with direction from the key international, national and regional planning documents identified in Appendix A. and including specifically:

- Securing the Future – Delivering the UK Sustainable Development Strategy (2005);
- North West Regional Economic Strategy;
- Integrated Appraisal Toolkit (2003);
- Regional Sustainable Development Framework (RSDF) – Action for Sustainability (2004);
- Draft North West Regional Spatial Strategy (RSS);
- A suite of sub-regional strategic documents; and
- A suite of Blackpool local documents.

Of these documents, the RSDF provides a series of ten priorities and long-term goals for the region. The Integrated Appraisal Toolkit has been developed to help appraise all plans and strategies being developed in the North West at the regional scale in line with the key objectives of the RSDF. Consequently the priorities and criteria from the RSDF and Toolkit were used as a starting point for the SA objectives. These were also used as a basis for the objectives of the SA of the North West RSS.

The SA Framework must also have regard for the principles underpinning the UK Sustainable Development Strategy – Securing the Future (2005). The original strategy was published in 2000 and has since been updated in 2005 to include priorities for action and 5 key guiding principles which should form the basis for policy in the UK, namely:

Guiding Principles

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using science responsibly

Priority Areas For Action

- Sustainable consumption and production

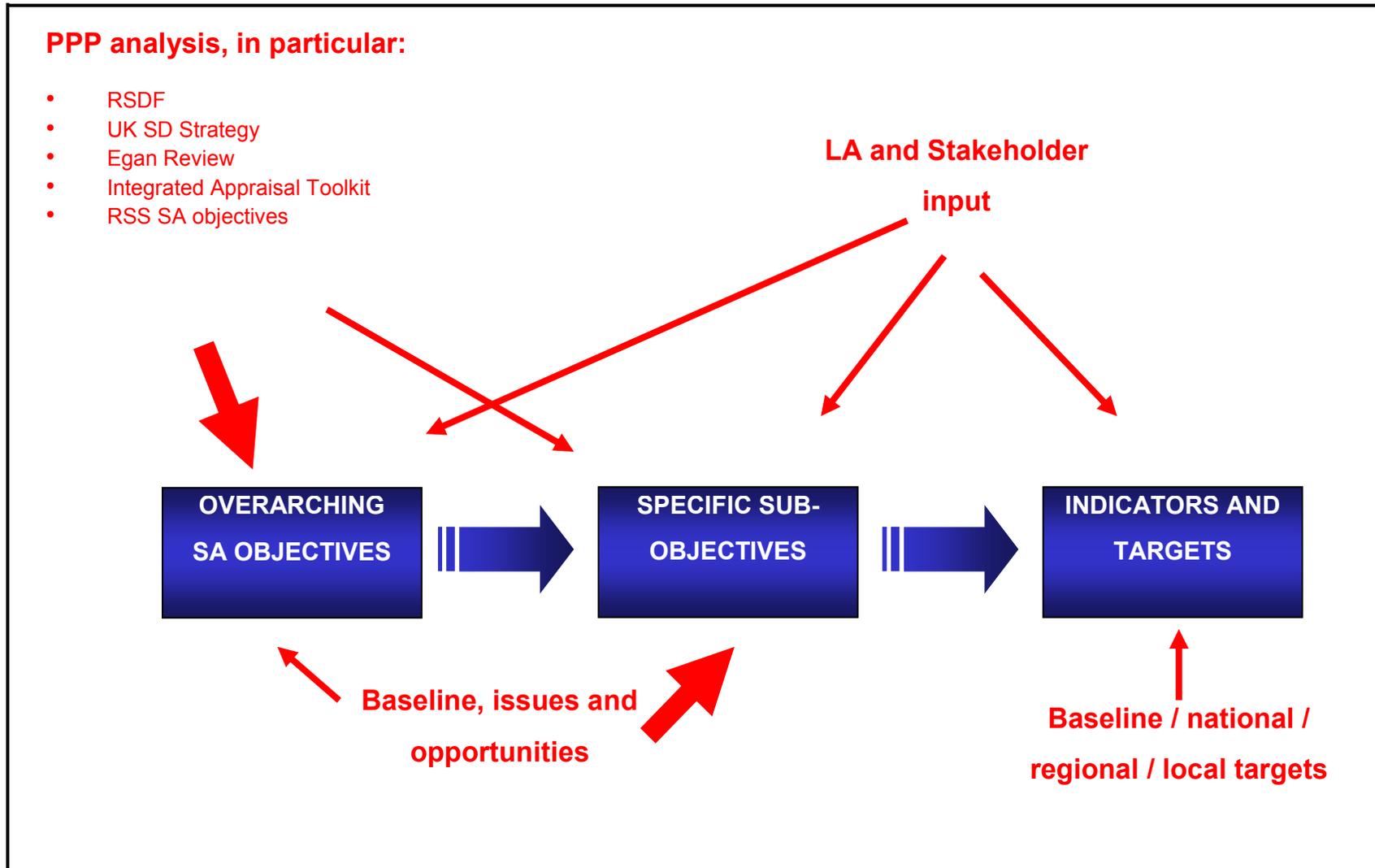
- Climate change and energy
- Natural resource protection and environmental enhancement
- Sustainable communities

These have been reviewed, along with the 15 headline indicators of UK sustainable development and are incorporated into the SA objectives.

For each SA objective, a series of sub-objectives have also been developed. These sub-objectives were considered by the assessors when undertaking the appraisal in order to inform their decision.

Figure B.1 illustrates the different sources used to develop the SA objectives, sub-objectives and supporting indicators and targets.

Figure B.1: Development of SA Objectives, Indicators and Targets



Assessment of SPD Elements

The assessment matrix presented in Table B-3 was used to assess each of the SPD options and elements against the SA objectives. The matrix includes the following elements.

- Impact - whether the effect of the effect is positive, negative or neutral when assessed against the objectives.
- Timescale - the timescale over which the impact is likely to be realised.
- Permanency – whether the impact is likely to be permanent or temporary.
- Uncertainty – the level of uncertainty of the impact prediction i.e. whether it is low, medium or high.
- Spatial Scale - whether the effect is likely to be realised in and around the site, throughout the rest of the borough or in the wider region. This is qualified in the commentary box.

The direction and severity of the effects were described in the SA matrix using the notation defined in Table B-2:

Table B-1 Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposal contributes to all elements of the achievement of the SA objective	++
Positive Impact	The proposal contributes partially to the achievement of the SA objective but not completely	+
No Impact/ Neutral	There is no clear relationship between the proposal and/or the achievement of the SA objective or the relationship is negligible	0
Negative Impact	The proposal detracts partially from the achievement of the SA objective but not completely	-
Major Negative Impact	The proposal detracts from the achievement of all elements of the SA objective	--
Uncertain impact – more information required	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level.	?
Positive and Negative Impacts	The proposal has a combination of both positive and negative contributions to the achievement of the SA objectives.	+/-

Table B-2 Example Extract from Appraisal Matrix

SPD Element: XXXX												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and Vicinity (Direct Effect)			Borough (Indirect Effect)			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and enhance the cultural heritage resource	+	+	+	0	-	-	0	0	0	Permanent	Low	Measure affords protection to the listed structures on site and surrounding townscape although long-term traffic increases may result in impacts upon historic townscape for other areas of the borough. <i>Promote non-car based transport to site.</i>

Appendix C

SA Framework

SA Framework for the Project Phoenix SPD

Table C-1 contains the 23 SA Objectives chosen for the Project Phoenix SPD. This SA Framework has been used in the assessment of this SPD.

Table C-1 SA Objectives for Project Phoenix SPD

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?
2	To exploit the growth potential of business sectors	2a.improve the quality of employment opportunities within the region? 2b.help to diversify the borough's economy? 2c.promote growth in key sectors of the borough's economy? 2d.attract new businesses to the borough? 2e.help to develop the borough's knowledge base? 2f.improve the borough's physical access to employment land?
3	To develop and market the borough's image	3a.support the preservation and/or enhancement of high quality built, natural and historic environments within the borough? 3b.promote the borough as a destination for short and long term visitors, for residents and investors? 3c.promote the use of locally produced goods and materials?
4	To deliver urban renaissance	4a.improve economic, social and environmental conditions in deprived areas and for deprived groups? 4b.improve the quality of the built and historic environment? 4c.improve the quantity and quality of accessible public open space?

SA Objective		Sub-objective / guide questions. Will it...
5	To deliver rural renaissance	5a. Will it support sustainable rural diversification? 5b. Will it support and encourage the growth of sustainable rural businesses? 5c. Will it promote the economic growth of market towns? 5d. Will it retain and promote access to services?
6	To secure economic inclusion	6a. meet the employment needs of all local people? 6b. encourage business start-up, esp from under-represented groups? 6c. improve physical accessibility to jobs with the location of employment sites and/or public transport links being close to areas of high unemployment? 6d. reduce poverty in those areas and communities most affected?
7	To develop and maintain a healthy labour market	7a. address the skills gap and enable skills progression? 7b. increase the levels of participation and attainment in education? 7c. provide a broad range of jobs and employment opportunities?
8	To reduce the need to travel, improve choice and use of sustainable transport modes	8a. reduce car and lorry traffic? 8b. increase access to and opportunities for walking, cycling and use of public transport? 8c. reduce freight movement? 8d. improve access to and encourage the use of ICT?

SA Objective		Sub-objective / guide questions. Will it...
9	To improve physical and mental health and amenity and reduce health inequalities	9a.reduce deaths in key vulnerable groups? 9b.promote healthier lifestyles? 9c.reduce health inequalities among different groups in the community? 9d.reduce isolation for vulnerable people? 9e.promote a better quality of life?
10	To improve access to a range of good quality, affordable and resource efficient housing	10a.provide for an appropriate mix of housing to meet all needs including affordable? 10b.reduce the number of unfit and empty homes? 10c.support the development and operation of resource efficient housing?
11	To reduce crime, disorder and the fear of crime	11a.reduce actual levels of crime (including hate crime)? 11b.reduce the fear of crime? 11c.promote design that discourages crime
12	To develop strong and positive relationships between people from different backgrounds and communities	12a.create a sense of belonging and wellbeing for all members of the community? 12b.support community development? 12c.improve relations between all members of the community? 12d.reduce social exclusion? 12e.reduce prejudice?

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>

SA Objective		Sub-objective / guide questions. Will it...
17	To protect and improve the quality of inland waters	17a.reduce or manage flooding? 17b.maintain and enhance ground and surface water quality?
18	To protect and improve air quality	18a.maintain and improve local air quality? 18b.address the causal factors of poor air quality in AQMA's? 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 b/field 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?

SA Objective		Sub-objective / guide questions. Will it...
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?

Appendix D

Assessment Matrices

SPD Element: Development Guidance – Urban Design

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To reduce the disparities in economic performance within the borough	+	+	+	0	+	+	0	0	0	Permanent	Low	The guidance aims to improve the character and quality of the site, which should in the longer term help to improve the economic performance of the area, thereby reducing the disparities within the wider borough.
To exploit the growth potential of business sectors	+	+	+	0	+	+	0	0	0	Permanent	Low	As above, although some businesses may need to be re-located. This is mitigated for through commercial guidance.
To develop and market the borough's image	+	++	++	0	+	++	0	0	0	Permanent	Low	The design principles are strongly focussed towards improving the image of the site which may have longer term knock-on benefits to the rest of the borough.
To deliver urban renaissance	+	+	+	0		+	0	0	0	Permanent	Medium	Whilst many factors contribute to urban renaissance, the design principles would be a key feature that would have a positive benefit on this.
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			The SPD is unlikely to have significant effects upon the rural area

SPD Element: Development Guidance – Urban Design

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To secure economic inclusion	0	0	0	0	0	0	0	0	0			The design principles themselves will not dictate economic inclusion, although the improved image of the area may attract new businesses which may lead to more jobs being created. Existing businesses may need to be re-located but mitigating proposals are given in the commercial guidance.
To develop and maintain a healthy labour market	+	+	+	0	+	+	0	0	0	Permanent	Low	The guidance aims to improve the character and quality of the site, which should in the longer term help to improve the economic performance of the area. This should lead to an increase in jobs being provided, which could have knock-on regenerative effects for the borough.
To reduce the need to travel, improve choice and use of sustainable transport modes	+	+	+	0	0	0	0	0	0	Permanent	Low	The guidance does not specifically reduce the need to travel, although it does stipulate that it should be accessible by foot, but also by car.
To improve physical and mental health and amenity and reduce health inequalities	+	+	+	0	+	+	0	0	0	Permanent	Low	The improved living and working environment promoted in the guidance would help to improve levels of amenity and well-being. Improved levels of security are also a key future of the design principles.

SPD Element: Development Guidance – Urban Design

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To improve access to a range of good quality, affordable and resource efficient housing	+	+	+	0	0	0	0	0	0	Permanent	Low	The guidance would contribute to the provision of quality and diversity within the housing development guidance.
To reduce crime, disorder and the fear of crime	+	+	+	0	0	0	0	0	0	Permanent	Low	The guidance specifically provides for 'security by design' and the creation of a place where users feel safe.
To develop strong and positive relationships between people from different backgrounds and communities	+/?	+/?	+/?	0	0	0	0	0	0	Permanent	Medium	Regeneration of the site could contribute to local distinctiveness and sense of place. However, it must be clear that the site should not become an island of success, distant from its surroundings. It should be integrated with and relevant to the neighbourhood.
To improve access to and use of basic goods, services and amenities for all groups	+	+	+	0	0	0	0	0	0	Permanent	Low	The design principles ensure ease of access to and within the site.

SPD Element: Development Guidance – Urban Design

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	+	+	+	0	0	0	0	0	0	Permanent	Low	The principles place an emphasis upon preserving character and hence should contribute towards this, although the provisions in the principles alone are limited.
To protect and enhance the local character and accessibility of the landscape across the borough	+	+	+	0	0	0	0	0	0	Permanent	Low	The principles place an emphasis upon preserving character of the local area and delivering quality. Effects are likely to remain localised.
To protect and enhance the viability of endangered species, habitats and sites of geological importance	0	0	0	0	0	0	0	0	0			Despite positive environmental implications of EcoHomes provisions, no specific relevance to species protection.
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			Despite positive environmental implications of EcoHomes provisions, no specific relevance to water quality.

SPD Element: Development Guidance – Urban Design												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	Temporary / Permanent	Low / Medium / High	
To protect and improve air quality	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	Permanent	Low	The site is proposed to be accessed easily by vehicles and on foot. Promoting access by walking can be beneficial to air quality, although transport by vehicles can have adverse effects on it. <i>The site is accessible by foot and is near to a railway station which can help to mitigate this.</i>
To restore and protect land and soil	0	0	0	0	0	0	0	0	0			The design principles do not specifically affect this.
To mitigate and adapt to climate change	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	Permanent	Low	The EcoHomes standard ensures reduction in CO ₂ emissions. The site is proposed to be accessed easily by vehicles and on foot. Promoting access by walking can help to reduce the contribution to climate change, although transport by vehicles can contribute to it. <i>The site is accessible by foot and is near to a railway station which can help to mitigate this.</i>
To ensure the prudent use of natural resources and the sustainable management of existing resources	++	++	++	0	0	0	0	0	0	Permanent	Low	The EcoHomes standard ensures that sustainable and appropriate materials are used in construction.

SPD Element: Development Guidance – Urban Design

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The EcoHomes standard ensures energy efficient design. On-site renewable energy equipment is required to provide at least 10% of the development's energy requirements.
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The EcoHomes standard ensures that recycling facilities are provided and water is recycled and its use is minimised.

SPD Element: Development Guidance – Commercial												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	Temporary / Permanent	Low / Medium / High	
To reduce the disparities in economic performance within the borough	+/-	+	+	0	0	0	0	0	0	Temporary/Permanent	Medium	Short-term issues relate to relocation of some existing business, but considered to be outweighed by the provision of new businesses both for local needs and financial/professional services that could contribute to the borough's economy as a whole. <i>Provisions for addressing the relocation issue are provided as mitigation.</i>
To exploit the growth potential of business sectors	+	+	+++	0	0	+	0	0	0	Permanent	Low	Guidance relates specifically to commercial development in the area. May have knock-on benefits to wider borough in the long term.
To develop and market the borough's image	+	+++	+++	0	+	+++	0	0	0	Permanent	Low	Improved commercial improvement as part of wider regeneration proposals would improve the image of the site which may have longer term knock-on benefits to the rest of the borough.
To deliver urban renaissance	+	+	+	0	0	+	0	0	0	Permanent	Medium	Whilst 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 this.
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			The SPD is unlikely to have significant effects upon the rural area

SPD Element: Development Guidance – Commercial

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To secure economic inclusion	+	+	+	0	0	0	0	0	0	Permanent	High	The commercial guidance itself will not ensure economic inclusion, although it should contribute to economic growth through new business creation and may indirectly provide a wider range of jobs for local people.
To develop and maintain a healthy labour market	+	+	+	0	0	0	0	0	0	Permanent	Medium	Outcome likely to be positive as a wider range of job opportunities likely to be encouraged, although its is recognised as outside the remit of brief as to who is actually employed.
To reduce the need to travel, improve choice and use of sustainable transport modes	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Low	The commercial proposals include retail services for local needs which would reduce the need to travel. However, employees may travel to work at the site from distance, potentially by private car. <i>The site is accessible by foot and is near to a railway station which can help to mitigate this.</i>
To improve physical and mental health and amenity and reduce health inequalities	0	0	0	0	0	0	0	0	0			The commercial guidance is unlikely to have significant effects upon health. However, health benefits are possible as a result of wider regeneration proposals.

SPD Element: Development Guidance – Commercial

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To improve access to a range of good quality, affordable and resource efficient housing	0	0	0	0	0	0	0	0	0			The commercial guidance would not affect housing provision.
To reduce crime, disorder and the fear of crime	+	+	+	0	0	0	0	0	0	Permanent	Low	Improved vibrancy and regeneration of urban environment would help to deter crime levels and fear of crime.
To develop strong and positive relationships between people from different backgrounds and communities	0	0	0	0	0	0	0	0	0			Commercial guidance is unlikely to affect this significantly, although may lead to improved aspirations.
To improve access to and use of basic goods, services and amenities for all groups	+	+	+	0	0	0	0	0	0	Permanent	Low	Small scale retail and food/drink proposals would contribute to improved access to goods and services.

SPD Element: Development Guidance – Commercial

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	+	+	+	0	0	0	0	0	0	Permanent	Low	Guidance contributes to provision of a high quality environment that would complement historic townscape.
To protect and enhance the local character and accessibility of the landscape across the borough	+	+	+	0	0	0	0	0	0	Permanent	Low	Guidance contributes to provision of a high quality environment that would complement historic townscape.
To protect and enhance the viability of endangered species, habitats and sites of geological importance	0	0	0	0	0	0	0	0	0			Commercial guidance is unlikely to affect this significantly.
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			Commercial guidance is unlikely to affect this significantly, although possible redevelopment of filling station site may remove source of groundwater contamination.

SPD Element: Development Guidance – Commercial

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and improve air quality	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Medium	Relocations and improved pedestrian access can help reduce traffic related emissions, although site may also generate new journeys by private car.
To restore and protect land and soil	0	0	0	0	0	0	0	0	0			Commercial guidance is unlikely to affect this significantly, although possible redevelopment of filling station site may remove source of soil contamination.
To mitigate and adapt to climate change	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Low	Despite potential to create an increase in vehicle movements, the guidance strongly promotes renewable energy use and access by alternative forms of transport.
To ensure the prudent use of natural resources and the sustainable management of existing resources	+	+	+	0	0	0	0	0	0	Permanent	Low	Guidance promotes use of high standards of sustainable construction, which is assumed to include efficient use of resources.

SPD Element: Development Guidance – Commercial

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	High standards of construction implies energy efficient designs. Guidance also requires at least 10% of the site's energy demand to be met by renewable energy.
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The guidance specifics that the site should include recycling facilities in line with the Council's recycling initiatives.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To reduce the disparities in economic performance within the borough	0	+	+	0	0	0	0	0	0	Permanent	Medium	The policy does not specifically address this issue however new housing could create increased demand for local facilities and so there could be positive impacts for the local businesses. New housing could also stimulate investment in the economy.
To exploit the growth potential of business sectors	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy does not specifically address this issue however improved housing would create increased demand for local facilities and so there could be positive impacts for the local businesses. In addition the workforce would be recruited from the local labour pool where possible, which could contribute to strengthening the skills base of the local workforce. Improved housing could also stimulate investment in the economy through improving the local image.
To develop and market the borough's image	+	+	+	0	0	+	0	0	0	Permanent	Medium	Regeneration of the site through the provision of improved high quality housing, in keeping with the historic character of the area, should help to promote the area as a place to live, work and do business.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To deliver urban renaissance	+	+	+	0	0	0	0	0	0	Permanent	Low	In conjunction with other regeneration policies, this policy would positively contribute to the achievement of this objective, with the creation of a high quality residential environment, thereby contributing to improvements in the vitality and vibrancy in the area. However urban renaissance is a function of a number of other factors.
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			As the Phoenix site is urban, there is no clear link between the policy and the objective.
To secure economic inclusion	0	0	0	0	0	0	0	0	0			There is no clear link between the policy and the objective.
To develop and maintain a healthy labour market	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy does not specifically address this issue however improved housing would create increased demand for local facilities and so there could be positive impacts for the local businesses. In addition the workforce would be recruited from the local labour pool where possible, which could contribute to strengthening the skills base of the local workforce. Housing could also stimulate investment in the economy.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To reduce the need to travel, improve choice and use of sustainable transport modes	?	?	?	0	0	0	0	0	0	Permanent	Low	It is unclear how housing regeneration would relate to transport issues.
To improve physical and mental health and amenity and reduce health inequalities	+	+	+++	0	0	0	0	0	0	Permanent	Low	The provision of high quality housing and an improved residential environment would contribute towards improved health and well-being,
To improve access to a range of good quality, affordable and resource efficient housing	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The policy clearly states that a range of high quality housing will be provided, to meet all the community needs including affordable and special needs housing.
To reduce crime, disorder and the fear of crime	+	+	+	0	0	0	0	0	0	Permanent	Low	This policy positively contributes to the achievement of this objective, as housing would be designed to promote community safety and security, for example the Home Zones concept.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To develop strong and positive relationships between people from different backgrounds and communities	+	+	+	0	0	0	0	0	0	Permanent	Medium	The regeneration of the site would contribute to increased community spirit, and the provision of a mix of housing types would aid the creation of a mixed sustainable community.
To improve access to and use of basic goods, services and amenities for all groups	0	0	0	0	0	0	0	0	0			The policy does not directly address this issue.
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	+	+	+	0	0	0	0	0	0	Permanent	Low	The regeneration of the Phoenix site would seek to protect and enhance the existing cultural heritage features of the area.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and enhance the local character and accessibility of the landscape across the borough	++	++	++	0	0	0	0	0	0	Permanent	Low	The regeneration of the residential areas of the suite would be a major part of the enhancement of the townscape of the site. The provision of new housing would seek to retain and enhance the existing properties and the character and identity of the area. For example building materials would reflect the traditional character of the area, and existing street patterns would be protected.
To protect and enhance the viability of endangered species, habitats and sites of geological importance	0	0	0	0	0	0	0	0	0			There is no clear relationship between the policy and this objective.
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			Although the policy would not directly contribute towards this objective, the design of new housing would incorporate the use of SUDS.
To protect and improve air quality	0	0	0	0	0	0	0	0	0			There is no clear relationship between the policy and this objective.
To restore and protect land and soil	0	0	0	0	0	0	0	0	0			Although existing brownfield land would be used for all developments in the SPD, there is no specific provision for this in this policy.

SPD Element: Development Guidance – Housing

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To mitigate and adapt to climate change	+++	+++	+++	0	0	0	0	0	0	Permanent	Medium	The provisions in the policy for energy efficient design and renewable energy could help towards reducing contributions to climate change.
To ensure the prudent use of natural resources and the sustainable management of existing resources	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the use of sustainable design principles, for example re-use of materials reclaimed from cleared properties and the use of natural resources.
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the sustainable design of housing, for example the use of renewable energy in buildings and energy efficiency measures.
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+++	+++	+++	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the sustainable design of housing, for example incorporation of storage/collection facilities for waste and recycling.

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To reduce the disparities in economic performance within the borough	+	+	+	0	0	0	0	0	0	Permanent	Medium	Improved access to the site could contribute to stimulated investment into the economy, although it is unknown to what extent. Benefits are likely to be minor.
To exploit the growth potential of business sectors	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy has the potential to contribute to the achievement of this objective, as the regeneration, and therefore improved vitality, of the main roads in the area, including the provision of parking, would help to promote businesses. Improved site access is also important for marketing the site for investment, and hence enabling economic growth.
To develop and market the borough's image	+	+	+	+	+	+	0	0	0	Permanent	Medium	Developing the sites access and transport links and parking provision will positively contribute to the image of the area, as a place to live, work and visit
To deliver urban renaissance	0	+	+	0	0	0	0	0	0	Permanent	Medium	In conjunction with other regeneration policies, this policy would positively contribute to the achievement of this objective, by contributing to the creation of a high quality and accessible environment, thereby contributing to improvements in the vitality and vibrancy in the area. Urban renaissance is a function of a number of factors other than access.

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	Temporary / Permanent	Low / Medium / High	
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			As the Phoenix site is urban, there is no clear link between the policy and the objective.
To secure economic inclusion	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy has the potential to contribute to the achievement of this objective, as the regeneration, and therefore improved vitality, of the main roads in the area, including the provision of parking, would help to promote businesses. In addition the workforce would be recruited from the local labour pool where possible, which could contribute to strengthening the skills base of the local workforce. Improved access to and within the site could also contribute to stimulated investment into the economy, although it is unknown to what extent
To develop and maintain a healthy labour market	+	+	+	0	0	0	0	0	0	Permanent	Medium	The regeneration of the main roads in the area, including the provision of parking, would help to promote businesses. In addition the workforce would be recruited from the local labour pool where possible, which could contribute to strengthening the skills base of the local workforce.

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	Temporary / Permanent	Low / Medium / High	
To reduce the need to travel, improve choice and use of sustainable transport modes	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Medium	<p>The policy positively contributes to the objective, through improvements to the local environment, thereby encouraging increased walking and cycling, increased non-motorised user safety (for example traffic calming measures), facilities and priority, and promotion of increased use of public transport. Links to the National Cycle Network would also be implemented. Home Zones, with pedestrian priority, would also contribute to improved safety for non-motorised traffic, and would encourage increased walking and cycling.</p> <p>While there is strong provision for sustainable transport, improved access together with the provision of the LIFT health facility would generate increased vehicle movements and could encourage increased car use. A Green Travel Plan would be implemented in association within the health facility, to attempt to mitigate these effects.</p> <p>Although improved parking provision would encourage the use of private cars, development that accommodates provision lower than 1.5 spaces per house would be encouraged, in view of the proximity to good public transport links.</p>

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To improve physical and mental health and amenity and reduce health inequalities	+	+	+	0	0	0	0	0	0	Permanent	Medium	<p>The promotion of alternative means of travel, such as walking, cycling or the use of public transport, together within measures such as increased pedestrian priority, could generate improved physical fitness and indirect benefits for health.</p> <p>Uncertainty has been assessed as medium, as the SPD contains provision for increased parking and therefore promotes car use.</p>
To improve access to a range of good quality, affordable and resource efficient housing	0	0	0	0	0	0	0	0	0			There is no clear link between the policy and the objective.
To reduce crime, disorder and the fear of crime	+	+	+	0	0	0	0	0	0	Permanent	Low	<p>Improvements to the roads within the site would include enhanced safety and security measure, such as lighting and the provision of garages.</p> <p>The provision of parking would also implement safety and security measures such as overlooking by properties, maintenance and lighting.</p>

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To develop strong and positive relationships between people from different backgrounds and communities	+	+	+	0	0	0	0	0	0	Permanent	Medium	Enhanced transport links could encourage more travelling and enhance local connections, which could have an impact upon community spirit and cohesion. Appropriate design of parking could generate some opportunity for community interaction. Regeneration of the existing roads would also seek to retain the existing historic character of the area, ensuring a sense of place.
To improve access to and use of basic goods, services and amenities for all groups	+	+	+	0	0	0	0	0	0	Permanent	Low	Effective and safe access to the site would improve access to services and amenities etc. The promotion of public transport links would significantly contribute to this objective, and the close proximity of Oswaldtwistle Station should be promoted.
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	?	?	?	0	0	0	0	0	0	Permanent	Low	There could be indirect benefits for historic resources if the public transport, walking and cycling improvements are effective. Impacts are uncertain.

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and enhance the local character and accessibility of the landscape across the borough	+	+	+	0	0	0	0	0	0	Permanent	Medium	<p>The regeneration of the main roads in the site would contribute to an enhanced townscape, whilst seeking to retain the historic street pattern. It is recommended that the provision of traffic calming measures etc should remain in keeping with the character of the area.</p> <p>Parking provision would contribute to this objective, whilst retaining the existing character, by creating improved environments with street furniture, trees and lighting etc.</p> <p>There could be some indirect adverse impacts upon the townscape with increased vehicular movements, however improved pedestrian and cyclist links would generate beneficial impacts upon the townscape.</p>
To protect and enhance the viability of endangered species, habitats and sites of geological importance	0	0	0	0	0	0	0	0	0			<p>The policy does not directly address this issue. In the long term if the improvements to public transport and walking, cycling are effective then there could be indirect positive benefits for biodiversity if a modal shift occurs. Impacts have been assessed as negligible however, owing to the small site of the site.</p>

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			The policy is unlikely to have any impact upon water features and resources. SUDS would however be considered in all developments.
To protect and improve air quality	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	High	The potential increase in walking, cycling, and public transport use, would contribute to improved air quality. The potential increase in vehicular movement with the increased effectiveness of transport links to and within the site, would however generate adverse impacts upon air quality.
To restore and protect land and soil	0	0	0	0	0	0	0	0	0			The policy does not specifically address this issue, although it is recommended that any potential contaminated land would be investigated and/or remediated when considering the locations for provision of parking.
To mitigate and adapt to climate change	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	High	Promotion of sustainable transport as an alternative to car usage can be beneficial in terms of climate change, however improved vehicle access could mean more vehicle-related greenhouse gas emissions.

SPD Element: Development Guidance – Highways and Parking

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To ensure the prudent use of natural resources and the sustainable management of existing resources	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the use of sustainable design principles, for example priority would be given to the use of secondary aggregates in construction methods.
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	0	0	0	0	0	0	0	0	0			The policy is unlikely to generate any impact upon this objective.
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though measures such as the recycling of materials, e.g. cobbles etc.

SPD Element: Development Guidance – Public Open Space												
SA Objective	Scale									Permanen cy	Level of uncertain ty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5- 10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5- 10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5- 10yr)	L-T (>10yr)	Temporary / Permanen t	Low/ Medium / High	
To reduce the disparities in economic performance within the borough	0	0	0	0	0	0	0	0	0			Although this policy has the potential to generate increased business growth (see below) the policy alone is unlikely to directly impact the objective.
To exploit the growth potential of business sectors	0	0	0	0	0	0	0	0	0			Although this policy has the potential to generate increased business growth (see below) the policy alone is unlikely to directly impact the objective.
To develop and market the borough's image	+	+	+	0	0	+	0	0	0	Permanent	Medium	The provision of open space, in line with good practise design, within the area, although only one element of creating a pleasant living environment, would contribute to the image of the area as a place to live, work and visit.
To deliver urban renaissance	+	+	+	0	0	0	0	0	0	Permanent	Medium	In conjunction with other regeneration policies, the provision of open space would make a positively contribution towards achieving urban renaissance, by contributing to the creation of a high quality and accessible environment.
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			As the Phoenix site is urban, there is no clear link between the policy and the objective.

SPD Element: Development Guidance – Public Open Space

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To secure economic inclusion	0	0	0	0	0	0	0	0	0			Although this policy has the potential to generate increased business growth (see below) the policy alone is unlikely to directly impact the objective.
To develop and maintain a healthy labour market	0	0	0	0	0	0	0	0	0			As above.
To reduce the need to travel, improve choice and use of sustainable transport modes	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy positively contributes to the objective, through improvements to the local environment with the provision of a network of formal and informal open space (including parks, local squares, play areas and small amenity areas), thereby encouraging increased walking and cycling.
To improve physical and mental health and amenity and reduce health inequalities	+	+	++	0	0	0	0	0	0	Permanent	Low	There is an acknowledged link between urban greenspace and health, and the encouragement of walking and cycling would contribute to improved physical fitness.

SPD Element: Development Guidance – Public Open Space

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To improve access to a range of good quality, affordable and resource efficient housing	0	0	0	0	0	0	0	0	0			There is no clear link between the policy and the objective.
To reduce crime, disorder and the fear of crime	+	+	+	0	0	0	0	0	0	Permanent	Low	Crime prevention and safety considerations would be inherent with the provision of open space, with implementation of measures such as overlooking by properties and provision of lighting.
To develop strong and positive relationships between people from different backgrounds and communities	?	?	?	0	0	0	0	0	0	Permanent	Low	The regeneration of the site with the provision of open space and other communal areas could contribute to increased community interaction and spirit. Impacts are however uncertain.
To improve access to and use of basic goods, services and amenities for all groups	+	+	+	0	0	0	0	0	0	Permanent	Low	Areas of open space are an important basic amenity and the provision of these areas would improve access to a recreational resource.

SPD Element: Development Guidance – Public Open Space

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	0	0	+	0	0	0	0	0	0	Permanent	Medium	There could be indirect benefits for historic resources if encouragement of walking and cycling through the provision of open space is effective. The protection and maintenance of these open spaces could also indirectly protect heritage resources. Impacts are likely to be greatest in the long term.
To protect and enhance the local character and accessibility of the landscape across the borough	+	+	+	0	0	0	0	0	0	Permanent	Low	Green spaces can be an important component of the local area, by setting the tone and character of an area, and so their provision and preservation would positively contribute to the achievement of this objective. High quality recreational and landscaped areas would be provided along the frontages of the main roads in the site. Provision would also be made for the incorporation of trees etc into the streetscape. This existing character of the area would be retained.

SPD Element: Development Guidance – Public Open Space

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and enhance the viability of endangered species, habitats and sites of geological importance	+++	+++	+++	+	+	+	0	0	0	Permanent	Low	Green spaces can be important for their wildlife value. It would be ensured that the design and management of open spaces would be influenced by biodiversity considerations, e.g. provision of direct links to the wildlife corridor along the railway line. In addition guidance would be sought at an early stage from English Nature in relation to the potential presence of legally protected species within the site (e.g. in disused buildings or gardens etc). Benefits could also be realised in the wider Borough.
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			The policy is unlikely to have any significant impact upon water features and resources. SUDS would however be considered in all developments.
To protect and improve air quality	0	0	0	0	0	0	0	0	0			The policy would not directly contribute to the achievement of this objective, although the potential increase in walking and cycling could contribute to improved air quality in the long term.
To restore and protect land and soil	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective with the development of open spaces in currently derelict sites where possible. Any potential contaminated land would be investigated and/or remediated.

SPD Element: Development Guidance – Public Open Space

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To mitigate and adapt to climate change	0	0	0	0	0	0	0	0	0			This policy would not directly impact upon this objective.
To ensure the prudent use of natural resources and the sustainable management of existing resources	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the use of sustainable design principles, for example investigation into the feasibility of providing open space for growing food/allotments, and the consideration of the re-use of reclaimed materials (cobble etc) for the creation of park features etc.
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	0	0	0	0	0	0	0	0	0			The policy is unlikely to generate any impact upon this objective.
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though measures such as the consideration of the re-use of reclaimed materials (cobble etc) for the creation of park features etc.

SPD Element: Development Guidance – Health Facilities												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	Temporary / Permanent	Low / Medium / High	
To reduce the disparities in economic performance within the borough	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy does not specifically address this issue however the policy has the potential to generate increased business growth (see below) and so there could be positive impacts. There would be a focus on employing local people through the Council's Regeneration and Economic Development Services.
To exploit the growth potential of business sectors	+++	+++	+++	0	0	0	0	0	0	Permanent	Medium	The policy would positively contribute to the achievement of this objective, as the health facility would have the potential to accommodate office, business and commercial opportunities. In addition it would generate employment opportunities both during its construction and operation. Liaison with Accrington and Rossendale College and other training providers, and the Council's Regeneration and Economic Development Services, in order to maximise local benefits.
To develop and market the borough's image	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would contribute to the achievement of this objective through the encouragement of new businesses, regeneration and improved health provision etc.

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To deliver urban renaissance	+	+	+	0	0	0	0	0	0	Permanent	Low	As above the policy would contribute to the achievement of this objective through the encouragement of new businesses, regeneration and improved health provision etc.
To deliver rural renaissance	0	0	0	0	0	0	0	0	0			As the Phoenix site is urban, there is no clear link between the policy and the objective.
To secure economic inclusion	+	+	+	0	0	0	0	0	0	Permanent	Medium	The policy would positively contribute to the achievement of this objective, as the health facility would have the potential to accommodate office, business and commercial opportunities. In addition it would generate employment opportunities both during its construction and operation.
To develop and maintain a healthy labour market	+	+	+	0	0	0	0	0	0	Permanent	Medium	As above. The policy has the potential to contribute to the achievement of this objective.

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To reduce the need to travel, improve choice and use of sustainable transport modes	+/ -	+/ -	+/ -	0	0	0	0	0	0	Permanent	Low	<p>The policy has the potential to generate increased vehicle movements in the area. A Green Travel Plan would be in order to mitigate these traffic impacts as far as possible. This would include measures to minimise the use of private cars, increased walking and cycling, and the increased use of public transport.</p> <p>In addition signage would be provided to raise awareness of, and encourage the use of, the NCN.</p>
To improve physical and mental health and amenity and reduce health inequalities	+++	+++	+++	0	0	0	0	0	0	Permanent	Medium	<p>Improved access to health facilities would boost health and wellbeing in the area. The proposed integrated LIFT facility would have adequate access and public transport links.</p>
To improve access to a range of good quality, affordable and resource efficient housing	0	0	0	0	0	0	0	0	0			<p>There is no clear link between the policy and the objective.</p>
To reduce crime, disorder and the fear of crime	0	0	0	0	0	0	0	0	0			<p>The policy would have no real impact upon the objective, although the design of the facility would ensure safety and security measures.</p>

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To develop strong and positive relationships between people from different backgrounds and communities	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy has the potential to generate community interaction with the investigation into the provision of a community space. The creation of a square, within which the health facility would be located, could contribute to enhanced community spirit. The health facility, as a new type of building, would act as a central focus for the community.
To improve access to and use of basic goods, services and amenities for all groups	++	++	++	0	0	0	0	0	0	Permanent	Medium	Health care is a fundamental basic service. Although the consolidation of all existing health facilities in the area could generate some adverse impacts upon those who have to travel further etc, it could also significantly improve access. The proposed integrated LIFT facility would have adequate access and public transport links. As a result it is expected that benefits would be realised for the wider area around the site.
To protect and manage the borough's rich diversity of cultural, built environment and archaeological assets	0	0	0	0	0	0	0	0	0			There is no clear link between the policy and the objective.

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To protect and enhance the local character and accessibility of the landscape across the borough	+	+	+	0	0	0	0	0	0	Permanent	Low	Although the health facility would act as a landmark, it would be ensured that it would not dominate over neighbouring properties, and would reflect the existing character of the area. The provision of associated community space would also contribute towards and improved townscape.
To protect and enhance the viability of endangered species, habitats and sites of geological importance	0	0	0	0	0	0	0	0	0			There is no clear link between the policy and the objective.
To protect and improve the quality of inland waters	0	0	0	0	0	0	0	0	0			The policy is unlikely to have any significant impact upon water features and resources. SUDS would however be considered, for example permeable parking surfaces and rain water harvesting for re-use in the facility.
To protect and improve air quality	+/-	+/-	+/-	0	0	0	0	0	0		Low	Although the provision of the integrated health facility could reduce the need for people to access facilities, and the potential increase in walking and cycling could contribute to improved air quality in the long term, the health facility would be a key generator of increased traffics and therefore could have negative impacts upon air quality.

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To restore and protect land and soil	0	0	0	0	0	0	0	0	0			The policy would not directly impact upon this objective. Any potential contaminated land would be investigated and/or remediated.
To mitigate and adapt to climate change	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Medium	Measures would be implemented to contribute to the reduction of climate change impacts, such as SUDS and a Green Travel Plan etc. The provision of the integrated health facility could reduce the need for people to access facilities, and the potential increase in walking and cycling could contribute to improved air quality in the long term.
To ensure the prudent use of natural resources and the sustainable management of existing resources	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though the use of sustainable design principles, for example the re-use of good quality reclaimed materials.
To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	0	0	0	0	0	0	0	0	0		Low	The policy is unlikely to generate any impact upon this objective.

SPD Element: Development Guidance – Health Facilities

SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Recommendations
	Site and vicinity			Borough			Region / Transboundary (Indirect Effect)					
	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)	S-T (<5yr)	M-T (5-10yr)	L-T (>10yr)			
To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	+	+	+	0	0	0	0	0	0	Permanent	Low	The policy would positively contribute to this objective though measures such as the consideration of the re-use of good quality reclaimed materials and rain water harvesting for re-use in the facility.

Appendix E

Internal Compatibility of SA Objectives

SA Objective	
1	To reduce the disparities in economic performance within the borough
2	To exploit the growth potential of business sectors
3	To develop and market the borough's image
4	To deliver urban renaissance
5	To deliver rural renaissance
6	To secure economic inclusion
7	To develop and maintain a healthy labour market
8	To reduce the need to travel, improve choice and use of sustainable transport modes
9	To improve physical and mental health and amenity and reduce health inequalities
10	To improve access to a range of good quality, affordable and resource efficient housing
11	To reduce crime, disorder and the fear of crime
12	To develop strong and positive relationships between people from different backgrounds and communities
13	To improve access to and use of basic goods, service and amenities for all groups
14	To protect, enhance and manage the borough's rich diversity of cultural, built environment and archaeological assets
15	To protect and enhance the local character and accessibility of the landscape across the borough
16	To protect and enhance the viability of endangered species, habitats and sites of geological importance
17	To protect and improve the quality of inland waters
18	To protect and improve air quality
19	To restore and protect land and soil
20	To mitigate and adapt to climate change
21	To ensure the prudent use of natural resources and the sustainable management of existing resources
22	To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources
23	To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates

SA Objective Compatibility Matrix

1																							
2	+																						
3	+	+																					
4	+	+	+																				
5																							
6	+	+	+	+																			
7	+	+	+	+		+																	
8			+	+																			
9	+	+	+	+		+	+	+															
10	+	+	+	+		+	+	+	+														
11	+	+	+	+		+	+	+	+	+													
12	+	+	+	+		+	+	+	+	+	+												
13			+	+				+	+	+		+											
14			+	+				+		?	+	+											
15	?	?	+	+		?	?	+	+	+	+	+		+									
16	?	?	+	+		?	?	+	+	?		+		+	+								
17	?	?	+	+		?	?	+	+	?		+		+	+	+							
18	-	-	+	+		-	-	+	+	?		+		+	+	+	+						
19	?	?	+	+		?	?		+	+		+		?	+	+	+	+					
20	-	-	+	+		-	-	+	+	?				+		?		+					
21	-	-	+	+		-	-			+				+		+	+		+	+			
22	-	-	+	+		-	-	+						+		+		+		+	+		
23	?	?	+	+		?	?	+						+			+	+	+	+	+	+	+
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23

Appendix F

Compatibility of SA and SPD Objectives

Compatibility of SA and SPD Objectives Matrix

SPD Objectives	SA Objectives																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
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	+	+	+	+		+	+		+	+	+	+	+	+	+	?	+	+	+	?	?	?	?

Objectives are compatible = +

Possible conflict = -

Compatibility unknown = ?

No clear impact on each other = (left blank)

Appendix G

Initial Consultation Responses on SPD

**DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD) –
PROJECT PHOENIX**

**Town & Country Planning (Local Development)(England) Regulations 2004
Regulation 18(4)(b) Statement**

SUMMARY OF REPRESENTATIONS AND RESPONSE FROM HYNDBURN BC

No.	Respondent	Summary of comment	Proposed amendment / action
1	Hyndburn BC Parks & Open Spaces (C Horabin)	Nature of funding sources for maintenance of public open space	Highlight para B18 of ODPM Circular 05/2005
2	Equal Opportunities Commission	No specific comments	No response needed
3	Hyndburn BC Strategic Housing (J Hickinbottom)	Use of local labour should be secondary to maximising Elevate funding. Parking provision should not be too restrictive. SPD should insist on incorporation of EcoHomes and Lifetime Homes standards Supports promotion of mix of housing types Unclear whether there will be sufficient usage to justify inclusion of community space in LIFT;	Refer to Elevate Sustainable Development Framework ‘Common Development Principles’; Parking provision accords with national and JLSP standards; Greater emphasis in text on EcoHomes and Lifetime Homes issues (see paragraphs 2.3 and 3.9 of draft SPD); Support noted; Community space was a <u>consideration</u> for inclusion rather than a

No.	Respondent	Summary of comment	Proposed amendment / action
		<p>Are the vacated health practice buildings worth retaining?</p> <p>Whether POS maintenance should be exclusively by the community;</p> <p>Clashes may occur in mixing different types of occupants;</p> <p>How is affordable housing to be defined? How has the 25% figure been calculated?</p> <p>The need for flats / maisonettes is over-estimated;</p> <p>Detached housing will be too expensive in the area;</p> <p>There is little demand for 1-bed accommodation;</p> <p>There is a need for mechanisms to ensure properties remain in low cost ownership;</p> <p>Reference should be made to the Council housing stock transfer;</p> <p>The requirement to use traditional materials is onerous;</p>	<p>requirement;</p> <p>Elevate Sustainable Development Framework promotes the re-use of buildings;</p> <p>Highlight para B18 of ODPM Circular 05/2005</p> <p>Mixed communities is a key ODPM principle (see PPS1)</p> <p>Include definition as per Circular 6/98; figure derived from Housing Needs Survey and will be reviewed;</p> <p>Figure is derived from Housing Needs Survey and will be reviewed;</p> <p>Developers will need to consider an <u>appropriate</u> mix;</p> <p>Developers will need to consider an <u>appropriate</u> mix;</p> <p>Circular 6/98 advises on the use of planning obligations and conditions to ensure properties are retained for cases of housing need;</p> <p>Delete tenure reference to Council rented requirement;</p> <p>Non-traditional materials MAY be acceptable where sympathetically integrated;</p>

No.	Respondent	Summary of comment	Proposed amendment / action
4	<p>Environment Agency (P Carter)</p>	<p>Whether POS maintenance should be exclusively by the community;</p> <p>The emphasis on public transport overlooks that some employment sites are poorly served in this respect;</p> <p>Remote court parking will not be used.</p> <p>Strong support for a variety of requirements eg. Re-use of materials, recycling, energy efficiency, etc</p> <p>Brownfield / contaminated sites should be remediated to a satisfactory standard.</p> <p>De-culvert watercourse in proposed POS locality as a habitat feature, with restriction on development in proximity.</p>	<p>Highlight para B18 of ODPM Circular 05/2005;</p> <p>Draft SPD does not preclude private car use, but aims to encourage alternative modes;</p> <p>Court parking will be closely related to the relevant housing.</p> <p>Supported noted.</p> <p>Noted and will be highlighted in text.</p> <p>Consideration to be given to suggested proposal.</p>
5	<p>Hyndburn & Ribble Valley FOE (I Dixon)</p>	<p>All new proposals should fully comply with EcoHomes standards.</p> <p>All development whether new build or conversion / renovation <u>must</u> incorporate renewable energy measures to provide at least 10% of energy needs.</p>	<p>Minimum standard is seen as a starting point</p>

No.	Respondent	Summary of comment	Proposed amendment / action
6	United Utilities plc (D Hardman)	<p>Supports affordable housing requirement and re-use of, and locally sourced' materials.</p> <p>Recycling of plastic for POS benches and street furniture.</p> <p>Variety of native trees on site.</p> <p>Well lit cycleway will encourage non-car use.</p> <p>What is meant by `commercial mixed use`?</p> <p>Strong support for EcoHomes application.</p> <p>UU will not adopt sewers leading to SUDS features unless LA maintenance agreements are in place.</p> <p>Tree planting should not prejudice the functioning and access to utility services. eg. Blackburn Road frontage</p> <p>Access to utilities in `alleygated' areas.</p> <p>Proposals for new housing in addition to replacement housing under Policy 13</p>	<p>Requirement in new build, but flexibility needed for conversions / renovation.</p> <p>Support noted</p> <p>Will be recommended.</p> <p>Will be recommended.</p> <p>Noted and will be highlighted.</p> <p>An appropriate mix of A1, A2, B1 uses to assist the local economy.</p> <p>Noted</p> <p>Noted.</p> <p>Noted and reference to be included in text.</p>

No.	Respondent	Summary of comment	Proposed amendment / action
7	Lancashire CC (R Camp)	<p>would be contrary to Policy 12.</p> <p>Para 3.28 should refer to '<i>maximum</i>' not '<i>minimum</i>' of one space per household.</p> <p>Affordable housing should be raised to 40% in view of the low wage economy / low gross weekly pay levels; and existing owner occupiers unable to afford new properties.</p>	<p>In common with other public services it is anticipated that UU would be provided with keys.</p> <p>Replacement housing would be at a significantly lower rate than those cleared and would not contribute to an over-supply. Policy 12 housing provision is net of replacement housing on clearance (see para 6.3.29 of JLSP). The current oversupply and non-conformity with Policy 12 should not prejudice regeneration proposals within the Area Development Frameworks.</p> <p>Noted that one per dwelling refers to 'single bed housing'.</p>
8	Regeneration Services (F Goodfellow)	<p>40% affordable / 60% open market.</p> <p>Affordable housing as a mix of rent / shared ownership / low cost market.</p> <p>Low cost market housing to utilise equity loans, S106 and other measures.</p> <p>Mix of house sizes to meet identified need (suggested guidelines): 25% 1&2 bedroom units; 50% 3 bedroom units; 25% 4&5 bedroom units.</p> <p>10% proportion of wheelchair standards homes based on Elevate Sus Dev Guidelines.</p>	<p>Recommendation noted and to be incorporated into revised SPD.</p> <p>Recommendation noted and to be incorporated into revised text.</p> <p>Noted that further work needed to determine degree of mix.</p> <p>Noted and to be emphasised in revised text.</p> <p>Noted as provisional proportions.</p>

No.	Respondent	Summary of comment	Proposed amendment / action
9	HEG LSP (S Todd)	<p>Incorporate a proportion suitable for older persons, based on demand for SPACE site development as an indicator.</p> <p>Innovative use of space within design to enable greater flexibility.</p> <p>Need to take measures to ensure premises are secured and kept rubbish free at pre-demolition stage.</p> <p>Need to secure land post clearance to prevent unauthorised traveller camps.</p> <p>The need for kerbside and rear access collection of residual rubbish and recyclables.</p> <p>Sufficient storage capacity needs incorporating to recyclates and residual rubbish to be collected on alternate week cycle.</p>	<p>Noted and to be emphasised in revised text.</p> <p>Noted and to be emphasised in revised text.</p> <p>Noted and to be emphasised in revised text.</p> <p>At this stage responsibility lies with the Council rather than the developer.</p> <p>Noted, although this would become the responsibility of the developer only once ownership of the site has formally been transferred from the Council.</p> <p>Noted.</p> <p>Noted.</p>