

Sustainability Appraisal of the Project Phoenix Supplementary Planning Document



Non-Technical Summary

9 December 2006

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Abbreviations

BAP	Biodiversity Action Plan
EA	Environment Agency
EC	European Commission
EU	European Union
GCSE	General Certificate of Secondary Education
HMRA	Housing Market Renewal Area
HSE	Health and Safety Executive
ICT	Information, Communication and Technology
LDF	Local Development Framework
ODPM	Office of the Deputy Prime Minister
PADHI	Planning Advice for Developments near Hazardous Installations
PPPs	Plans, Policies and Programmes
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
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 it?

Hyndburn BC is committed to preparing SPDs that contribute to sustainable development. At the heart of sustainable development is the principle of ensuring a better quality of life for everyone, now and in the future. SA is a tool for assisting the development of the SPDs and other council planning documents and ensuring that sustainable development principles are at the heart of the plan-making process.

Hyndburn BC want to achieve a balance between economic growth, social progress and environmental quality.

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 SEA Directive. The SEA Directive was transposed directly into UK law in July 2004 through the SEA Regulations¹.

1.3 Purpose of the SA Report

The SA Report documents the findings and recommendations of the SA of the SPD. This report summarises the main findings of the SA Report and is intended to provide a concise and simple summary of the SA Report. It should be read in conjunction with the draft SPD.

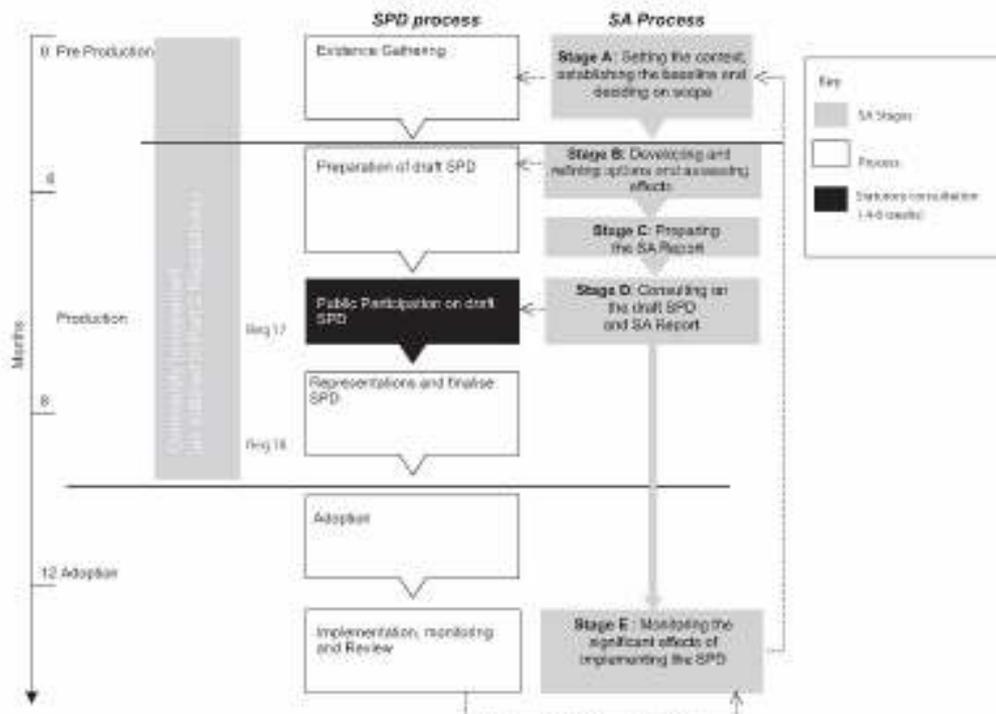
1.4 The SA Process

The SA process has been carried out in parallel with the SPD preparation process as set out in the Office of the Deputy Prime Minister's (ODPM) 2005 Guidance² as shown in Figure 1-1. The integration of the two processes has ensured that the SA has positively influenced the SPD's development.

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

² Office of the Deputy Prime Minister (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

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



A Scoping and Interim Report was prepared and released for consultation in January 2006. Stages B and C of the SA Process were carried out by independent consultants, Hyder Consulting, although close liaison was maintained with the plan-making team and significant input was provided by Hyndburn's Sustainability Panel. This Panel undertook the initial appraisal of the first Draft of the SPD.

1.5 How to have your say

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 11 December 2006 until Friday 12 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 Background and Purpose of the SPD

2.1 Background to Issues

The Phoenix site is a compact regeneration area forming part of wider regeneration plans, located within a densely developed area within the Church and Central Wards to the west of Accrington town centre. The area has suffered from economic decline and physical change resulting in a mix of building vacancy and dereliction and environmental decline.

The main land uses within the Phoenix site consist of residential premises interspersed with commercial / industrial premises 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. The site has a typical pattern of inner urban areas of Accrington, and the street layout is of historic importance. There are a number of vacant and derelict properties.

The site's location is presented in Figure 2-1 below and a detailed site plan is presented in Figure 2-2.

Figure 2-1: Site Location

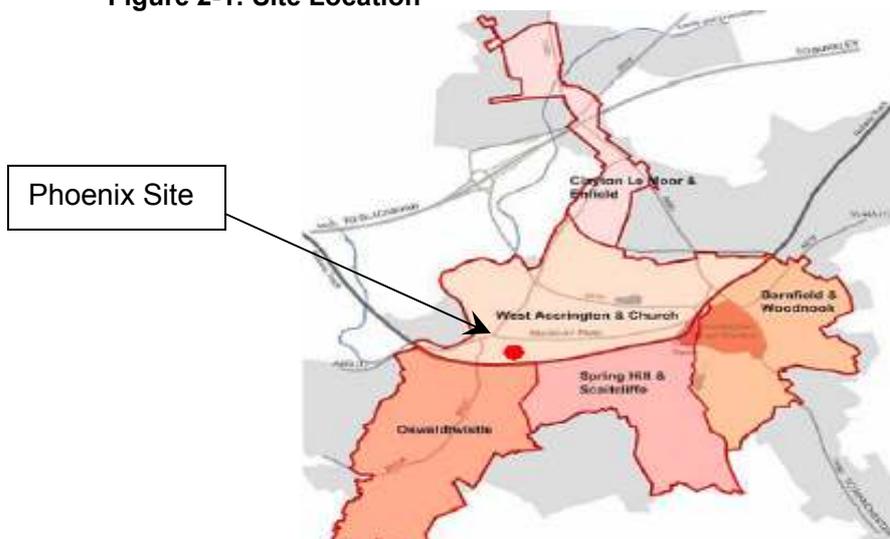
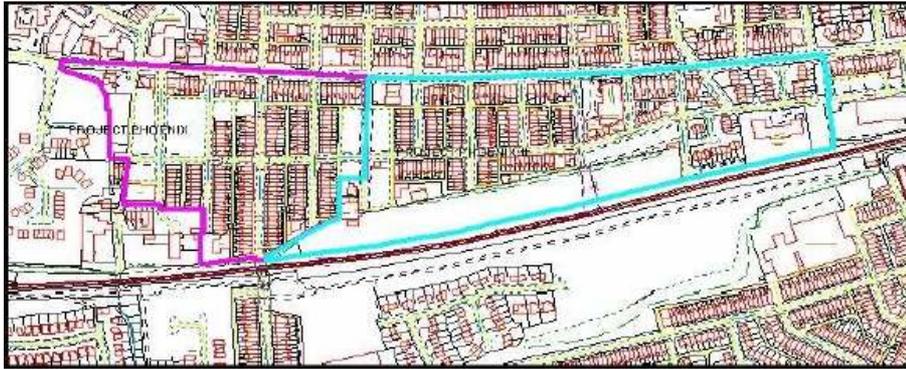


Figure 2-2: Site Plan



2.2 Purpose of the SPD

The SPD comprises a planning and development brief which will provide guidance for redevelopment and revitalisation of the Phoenix site. Preparation of the SPD provides an opportunity for the local community to shape the future form of the area as well as allowing input from potential developers and other interested parties.

The main objectives of the SPD 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.

2.2.1 Components of the SPD

To achieve these objectives the SPD includes guidance for potential developers, interested groups and individuals on the nature of acceptable development including:

- Development Guidance – Urban Design Principles
- Development Guidance – Commercial
- Development Guidance – Health Facilities
- Development Guidance – Highways, Access and Parking
- Development Guidance – Housing
- Development Guidance – Public Open Space
- Cumulative Impacts

It is these elements of the SPD that were subject to the SA process.

3 The Policy Context and Environmental Baseline

3.1 Plans, Policies and Programmes

A review was undertaken of plans, policies and programmes (PPPs) prepared at the international, national, regional, sub-regional and local level to understand how they could influence the development of the SPD and the SA process. A number of key themes relevant to the Project Phoenix SPD were identified. These were used to develop the SA Framework and to guide the assessment, and are discussed fully in the SA report.

3.2 The Environmental Baseline

A key part of the SA process was establishing the current social, economic and environmental conditions around the site and across the Borough. The data collation process sought to determine the current situation, trends in the sustainability conditions over time, key sensitive receptors e.g. vulnerable populations, whether current problems are reversible, irreversible, permanent or temporary and significant cumulative effects.

Using the analysis of the baseline data it was possible to identify the key sustainability issues and opportunities affecting the site and the borough. These issues are summarised in Table 3-1 and have been used to inform the preparation of the SA and the SPD.

Table 3-1 Key Sustainability Issues and Opportunities

Topic	Issues/Opportunities
Environment	<p>The historic value in the area should advise the regeneration of the site and the creation of a high quality, locally distinctive and attractive area, e.g. creating a distinctive and high quality townscape.</p> <p>Where demolition of buildings affects biodiversity, losses should be mitigated, and the biodiverse nature of some brownfield sites must be acknowledged.</p> <p>Industrial land uses have potentially left behind contamination which should be investigated and/or remediated.</p> <p>New developments should be encouraged to use Sustainable Drainage Systems (SuDS) to manage runoff and further reduce flood risk, sustainable design principles, energy efficiency and the incorporation of renewables.</p> <p>Opportunities should be sought to develop and enhance the network of public open space in the borough, and to promote the local character and distinctiveness to try and encourage inward investment.</p> <p>Sustainable sourcing and waste management principles should be promoted.</p>
Social	<p>Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised.</p> <p>Improved levels of educational attainment could generate wider social benefits and improvements to the local economy. 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.</p> <p>A vicious circle exists associated with low aspirations of the young population, and parts of the Church and Central wards qualify for Neighbourhood Renewal Guidance and funding.</p> <p>Health improvements, together with help from improved living / working environments, would benefit the economy and would enhance overall quality of life in the borough.</p> <p>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.</p> <p>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, to meet the needs of the community. Revitalisation of the</p>

Topic	Issues/Opportunities
	housing stock could contribute to improved quality of life. 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.
Economy	Retaining skilled members of the population is a problem for the local economy, and there is a need to improve training levels to enhance the quality of the local workforce. There are high levels of economic inactivity. 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 to provide alternatives to the traditional manufacturing employment opportunities. Employment opportunities should encourage the uptake of local labour.
Transport and Access	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.

4 Approach

The appraisal of the SPD focuses upon strategic sustainability issues relating to individual elements of the SPD and utilises the SA Framework 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 SPD was assessed against the SA objectives using a series of matrices which are presented in the SA Report.

The SA framework underpins the methodology used for assessing the SPD and is central to the overall SA process. The framework comprises a series of 23 sustainability objectives, against which the SPD options have been assessed.

Table 4-1 identifies the SA objectives used in the assessment process to help determine the sustainability performance of the SPD.

Table 4-1 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

SA Objective	
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

5 Assessment of the SPD

5.1 Development of Options

5.1.1 Alternative Masterplans

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.

Four main masterplan approaches were reviewed demonstrating different scales of either focussed (targeted area) or dispersed (various locations) intervention. Based upon evidence from the Elevate initiative, it was agreed that the most effective option would be one of focussed intervention over a large area. This preferred 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.

5.1.2 No Intervention Scenario

The No Intervention Scenario was not considered to be a viable option as change is essential. The West Accrington and Church neighbourhood is a deprived area and until Housing Market Renewal 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. However unless the market interventions continue, the present improvements would not be sustainable.

5.2 Interim Appraisal

An interim appraisal carried 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.

A number of specific recommendations were made as a result of the appraisal. The following provides a summary of the overall, general recommendations:

- Need to increase requirements for local employment and preference for local service providers.
- 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.
- Consider requiring sustainable construction standards for all new developments.
- Consider measures to positively encourage alternative forms of travel.
- Consider requiring inclusion of Secured by Design guidelines in all aspects of the redevelopments (including layout, defensible space, Lighting etc).
- Consider requiring SuDS measures.
- Consider requiring all developments to include renewable energy installations to supply at least 10% of their energy demand.
- Consider requiring mechanisms for prudent resource use.
- Consider provision for recyclables and refuse for dwellings and other developments with good accessibility for kerbside collections.

5.3 Assessment of the Final Draft of the SPD

Following the assessment of options and first Draft SPD (the interim appraisal), a detailed assessment was made of the Final Draft SPD. The first stage in the assessment was an analysis of the compatibility of the SPD and SA objectives. This analysis identified that there were no significant areas of incompatibility, although there were a number of areas of uncertainty, for example where the relationship may be positive or negative depending upon how the SPD is implemented or how other external factors may be of influence.

The Urban Design Principles, Commercial, Health Facilities, Highways, Access and Parking, Housing and Public Open Space Development Guidance for the site were then assessed in more detail using the matrix presented in Appendix B of the SA Report. The main findings of the assessment and the recommended mitigation measures are outlined in Table 5-1.

Table 5-1 Key Sustainability Strengths and Weaknesses of the Final Draft of the SPD

Element of the SPD Assessment	Key Strengths	Key Weaknesses	Mitigation Recommendations
<p>Development Guidance – Urban Design Principles</p>	<p>Strong, positive contributions towards delivering a high quality, fit for purpose and attractive site.</p> <p>Economic benefits relate to improved investor offer, improved attractiveness for businesses and job creation, therefore potentially a reduction in economic disparity.</p> <p>Urban renaissance with improved quality and diversity in the housing market, safety by design measures and improved levels of amenity and well being.</p> <p>Preservation of the character and quality of the existing historic townscape and heritage features.</p> <p>Prudent use of resources, energy use and dealing with waste in a sustainable manner.</p>	<p>Relocation of some existing businesses.</p> <p>Improved access within the site has the potential to encourage car use and potentially increase commuting to the site. This increase in vehicle movements could generate adverse implications for air quality and climate change through increased vehicle emissions.</p>	<p>The increase in vehicle movements and associated air quality and climate change impacts is partly offset by improved access to the site for non-motorised users, and its proximity to public transport.</p> <p>It is recommended that transport assessments be considered as part of any planning application.</p>
<p>Development Guidance – Commercial</p>	<p>Encourages economic growth and benefits relating to improved investor offer, improved attractiveness for businesses and job creation, and therefore potentially a reduction in economic disparities.</p> <p>Contribution to urban renaissance and the area's image. Possible knock-on effects on reducing crime levels.</p> <p>Improved access to essential local services, such as the health centre and shops.</p> <p>Would ensure a high quality built environment, complimenting the existing historic townscape character.</p> <p>Promotion of renewable energy use, sustainable</p>	<p>Possible short term adverse impacts on existing petrol station business and, therefore, the local economy, through potential for relocation.</p> <p>Likely generation of increased vehicle movements, which would create adverse impacts upon air quality and climate change as a result of vehicle emissions, especially cumulative with other nearby development proposals.</p>	<p>Provision would be made to mitigate the potential for relocation of the petrol station.</p> <p>The increase in vehicle movements and associated air quality and climate change impacts is partly offset by improved access to the site for non-motorised users, and its proximity to public transport.</p> <p>It is recommended that transport assessments be considered as part of any planning application.</p> <p>Uncertainty exists as to whether local people would be employed at the site, as opposed to in-migrants or commuters. The SPD therefore makes specific reference to the need for</p>

Element of the SPD Assessment	Key Strengths	Key Weaknesses	Mitigation Recommendations
	<p>transport and high standards of sustainable construction including efficient use of resources, energy efficient designs and recycling facilities.</p>		<p>developers to liaise with Accrington and Rossendale College and the Council's Economic Regeneration Department, in order to develop training initiatives for local residents who could be involved in the construction and/or operation of businesses on the site.</p>
<p>Development Guidance – Health Facilities</p>	<p>Improved health and a reduction in health inequalities in the area.</p> <p>Improved access to the facility together with promotion of sustainable modes of transport could contribute to improved levels of physical fitness and wellbeing.</p> <p>Increased community interaction and cohesion, Employment and business growth opportunities, which could help to reduce disparities in economic performance.</p> <p>Environmental and sustainability enhancements, such as the preservation of the existing character of the area.</p> <p>Measures would be implemented to contribute to the reduction of climate change impacts, for example the prudent use of natural resources and sustainable waste management.</p>	<p>The LIFT health facility has the potential to be a major traffic generator. This could generate adverse impacts upon traffic congestion, air quality and climate change, as a result of increased vehicle emissions.</p>	<p>Liaison with Accrington and Rossendale College, other training providers, and the Council's Economic Regeneration Department would be encouraged in order to maximise benefits to the local economy.</p> <p>A Green Travel Plan would be implemented for the health facility, in order to mitigate the likely increase in vehicle movements. This would contribute to an increase in the use of sustainable modes of transport.</p> <p>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.</p> <p>The design of the facility would include safety and security measures.</p> <p>SuDS would be considered in order to mitigate potential impacts upon water resources.</p> <p>In order to address the possibility of contaminated land, investigation and remediation would be conducted if necessary.</p>

Element of the SPD Assessment	Key Strengths	Key Weaknesses	Mitigation Recommendations
<p>Development Guidance – Highways, Access and Parking</p>	<p>Improved access, parking and traffic flow. Encouraged use of sustainable modes of transport, and therefore improved safety of non-motorised travellers, improved physical fitness, and associated health benefits. Promotion of the use of the existing good public transport links and the National Cycle Network (NCN). Economic benefits would include the marketing of the area for investment and employment opportunities thereby contributing to strengthening the skills of the local workforce and contributing to a reduction in economic disparities.</p> <p>Social benefits could be realised through a reduction in crime and the fear for crime through improved security and surveillance, improved levels of amenity and improved access to local services and facilities.</p> <p>The positive effects of urban renaissance and enhanced townscape could generate benefits upon community cohesion, spirit and interaction. Sustainability enhancements with the use of sustainable urban design principles.</p>	<p>The provision of enhanced parking and vehicular access could encourage the use of private cars.</p> <p>Improved access, e.g. to the LIFT health facility, is likely to generate increased vehicle movement in the area, which would adversely impact upon air quality and climate change.</p>	<p>To reduce conflicts relating to enhanced parking provision, development accommodating less than 1.5 spaces per dwelling would be encouraged, in view of the existing good public transport links in the area.</p> <p>A Green Travel Plan would be implemented for the health facility, in order to mitigate the likely increase in vehicle movements.</p> <p>All development would seek to retain the existing character of the area.</p>
<p>Development Guidance – Housing</p>	<p>Improvements to the housing market and stock through the provision of an appropriate mix of housing to accommodate all the requirements of the local community, including affordable houses. This would help to improve social exclusion and generate neighbourhood renewal. Stimulation of economic development with</p>	<p>Potential for conflicts in terms of the use of existing brownfield sites with biodiversity values. 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</p>	<p>SuDS would be considered in order to mitigate potential impacts upon water resources.</p>

Element of the SPD Assessment	Key Strengths	Key Weaknesses	Mitigation Recommendations
	<p>increased demand for local facilities, employment opportunities, thereby strengthening the skills of the local workforce, and increased investment.</p> <p>Improved image and urban renaissance, in conjunction with the other development guidance such as public open space and transport.</p> <p>Direct link between improvements in housing quality and health.</p> <p>Potential for a reduction in crime and the fear for crime.</p> <p>Increased community spirit and cohesion, and potential creation of a sustainable mixed community.</p> <p>Preservation and enhancement of existing heritage and the historic townscape.</p> <p>Measures would be implemented to contribute to the reduction of climate change impacts through sustainable design, for example the prudent use of natural resources and energy, and sustainable waste management.</p>	<p>of protected species.</p>	
<p>Development Guidance – Public Open Space</p>	<p>Open space can improve townscape and the area's image, which can contribute to urban renaissance. This, together with an improved investor offer could contribute towards positive impacts in the local economy.</p> <p>Increased accessibility for walking and cycling, and promotion of the use of public transport and NCN. This can have significant health and well-</p>	<p>No clear weaknesses identified at this stage.</p>	<p>Inclusion of safety and security measures to ensure a contribution to a reduction in crime and fear for crime.</p> <p>All development would seek to retain the existing character of the area.</p> <p>Investigation and remediation of contaminated land would be conducted where necessary.</p>

Element of the SPD Assessment	Key Strengths	Key Weaknesses	Mitigation Recommendations
	<p>being benefits.</p> <p>Improved security would contribute to a reduction in crime and a reduction in crime.</p> <p>Improvements to the existing character of the area, whilst ensuring protection of the existing historical townscape.</p> <p>Potential for biodiversity benefits to be realised as green spaces can be important for their wildlife value.</p> <p>Protection of existing soil and land with the use of derelict sites where possible</p> <p>High standard of construction, including efficient use of resources and sustainable waste management.</p>		

5.4 Cumulative Effects

The SEA Directive requires the assessment of cumulative³ and synergistic⁴ effects. The cumulative implications of access, the appropriate land use, the SPD objective and the design principles have been addressed. The combined impacts of ongoing housing market renewal in Church ward are also considered together with the neighbouring development brief for the Church Oswaldtwisite Gateway. Some of the key cumulative/synergistic effects identified are summarised below.

- The local economy and image is expected to benefit along with the image of the borough as a whole as a place to live, work and visit.
- The SPD is expected to assist in more local people being employed in the area, with consequent benefits to economic inclusion.
- The health of the population in Church and Central wards is expected to improve through the development of the LIFT Health Facility and an improved living and working environment.
- Housing to meet local needs would be provided.
- Crime rates and fear of crime are expected to reduce as a result of safety by design in all new development.
- Levels of community spirit and community interaction are expected to improve.
- Improved access proposals for the site, wider proposals within the Local Transport Plan (LTP) and the provision of health, retail and open space facilities, should improve access and accessibility to goods and services in the borough.
- The SPD makes provisions for protecting and enhancing townscape.
- Air quality has the potential to get worse due to possible increased private car usage, traffic congestion and vehicular emissions, although provisions for sustainable transport and green travel planning may help to offset this impact. These impacts could also generate negative effects upon climate change and cumulative generation with other proposals in Accrington may worsen these impacts.
- The SPD seeks to encourage use of sustainable resources as part of the sustainable construction guidelines. Levels of waste minimisation, re-use and recycling are also expected to improve through the Urban Design Principles.

6 Monitoring

The SEA Directive requires that the significant effects of the plan be monitored. Monitoring can be used to:

³ Cumulative effects are the total effects of multiple actions on a receptor.

⁴ Synergistic effects occur when effects interact and produce a total greater effect than the sum of the individual effects.

- Determine the performance of the plan and its contribution to objectives and targets
- Identify the performance of measures used to reduce the impacts of the plan
- Identify undesirable effects
- Confirm whether the impacts predicted in the assessment were accurate

A monitoring framework has been developed for the SPD that builds upon existing monitoring frameworks, for example the Annual Monitoring Report for the Local Development Framework.

The monitoring framework presented in the SA Report defines:

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

7 Conclusions

The SA was undertaken to assess the sustainable development implications of the SPD and to positively influence the content of the draft.

In terms of socio-economic and physical regeneration, the SPD performs strongly against many of the SA objectives, notably through its holistic approach to employment and residential provision, access arrangements and contribution to urban renaissance based around the enhancement of the existing historic townscape character at the site.

Employment opportunities, most notably through the development of the LIFT Health Facility, and improved aspirations created by the development could generate secondary benefits for social regeneration.

Traffic and access has been identified as both a positive and negative element of the SPD. It is acknowledged that to support and service the site, effective access and parking provision will be required for residents and employees, particularly for the LIFT Health Facility. The negative impacts generated by encouraged private car use as a result of improved access and parking provision, for example increased peak hour traffic congestion, climate change and localised poor air quality, are mitigated through the promotion of sustainable transport such as walking, cycling, public transport and green travel planning as part of the detailed planning application for the site.

The SPD sets out a comprehensive set of 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, and therefore perform strongly against many of the SA objectives.