

# Local Development Framework for Pendle



## Design Principles SPD



## Sustainability Appraisal



February 2009



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## 1.0 Introduction

- 1.1 Section 39 of the Planning and Compulsory Purchase Act 2004 requires all Local Development Documents (LDDs)<sup>1</sup> to be prepared with a view to contributing to the achievement of sustainable development.<sup>2</sup> Specifically Section 19(5) requires local planning authorities to:
- (a) Carry out an appraisal of the sustainability of the proposals in each document.
  - (b) Prepare a report of the findings of the appraisal.
- 1.2 It is widely acknowledged that in most cases the sustainability appraisal for a Supplementary Planning Document (SPD) will draw extensively on the appraisal work carried out for the higher level policies to which it is linked. As such the need for new work may be limited.
- 1.3 The Design Principles SPD is linked to Policies 1, 9, 10, 13 and 14 in the Replacement Pendle Local Plan (2001-2016), which was adopted by Pendle Council on 18<sup>th</sup> May 2006. Section 38 of the Planning and Compulsory Purchase Act 2004 allows local planning authorities to 'save' their existing local plan policies for three years after the date of adoption – for Pendle this date is 18<sup>th</sup> May 2009. In October 2008, Pendle Council submitted a request to the Secretary of State requesting that policies in the Replacement Pendle Local Plan (2001-2016) remain part of the statutory Development Plan<sup>3</sup> for Pendle until they are replaced by policies in the new Development Plan Documents (DPDs).
- 1.4 The Replacement Pendle Local Plan (2001-2016) was not subjected to sustainability appraisal so on this occasion a Sustainability Appraisal (SA) Report is required.

## 2.0 Background

- 2.1 Under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 there is a requirement to undertake sustainability appraisal on both Development Plan Documents (DPDs) and SPDs.
- 2.2 In addition local planning authorities must comply with European Union Directive 2001/42/EC, which requires formal Strategic Environmental Assessment of certain plans and programmes.
- 2.3 The purpose of sustainability appraisal, which can incorporate the requirements of the Strategic Environmental Assessment directive, is to consider the social, environmental and economic effects of the strategies and policies contained in a

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<sup>1</sup> The collective term for Development Plan Documents (DPD) and Supplementary Planning Documents (SPD), which help to deliver the spatial planning strategy for the area. The term also covers the Statement of Community Involvement (SCI).

<sup>2</sup> Various definitions of sustainable development have been put forward over the years, but that most often used is the Brundtland definition: enabling development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Planning seeks to promote sustainable development by helping to achieve a balance between economic growth, social advancement and environmental conservation.

<sup>3</sup> Development plans are statutory documents, which contain planning policies and site specific allocations and proposals to guide the nature and location of development in a particular area. In Pendle the Development Plan currently comprises the North West of England Plan: Regional Spatial Strategy to 2021, the Pendle Local Plan and DPDs from the Lancashire Minerals and Waste Framework.

DPD or SPD from the start of the preparation process. This aims to ensure that all decisions are made in accordance with the principles of sustainable development.

### 3.0 Process to date

- 3.1 The first stage in the process is to determine if the plan is likely to have any **significant** environmental effects. This process is referred to as screening and will identify if there is a need to undertake a Strategic Environmental Assessment (in line with the EU Directive).
- 3.2 The screening process for the Design Principles SPD found that the document is unlikely to create significant environmental effects. As such Pendle Council has concluded that a Strategic Environmental Assessment is not required. However, a full sustainability appraisal must still be undertaken.
- 3.3 The first stage in conducting the sustainability appraisal is to prepare a Scoping Report, which must identify other relevant plans, policies and programmes with sustainability objectives. It also involves the collection of baseline information to help identify relevant sustainability issues and create a framework for their appraisal. To help achieve this, the Scoping Report will include a list of objectives that help to illustrate the strengths and weaknesses of the SPD in terms of its contribution to sustainable development.
- 3.4 The Scoping Report also documents baseline conditions and indicators. These help to create an appraisal framework within which options, policies and proposals can be considered against a range of sustainability issues, allowing their impact to be recorded and consideration given to the significance of their contribution.
- 3.5 The over-arching sustainability appraisal objectives for Pendle LDDs have been identified by Entec Ltd. and are reported within the Scoping Report (October 2006)<sup>4</sup>, which was subsequently consulted upon and amended (April 2007).

### 4.0 The Sustainability Appraisal Report

- 4.1 The Sustainability Appraisal (SA) Report is the key output of this process. Where scoping indicates that SEA is required an Environmental Report must be produced. This can be included within the SA Report. In the case of the Design Principles SPD scoping has indicated that only an SA Report is required.
- 4.2 The following information is contained in this SA Report:
  - Summary of outcomes
  - Overview of sustainability objectives<sup>5</sup>
  - Appraisal methodology
  - Testing the SPD objectives
  - The SPD and the appraisal outcome

<sup>4</sup> The Sustainability Appraisal Toolkit for Pendle Local Development Documents (Scoping Report), produced for Pendle Council by consultants Entec Ltd. in April 2007

<sup>5</sup> Taken from the Scoping Report

## 5.0 Summary of Outcomes

- 5.1 The SPD Objectives were established in October 2006 ahead of the Draft SPD. They set out the broad aims of the Design Principles SPD and provide an indication of the likely issues to be covered. These initial objectives were assessed in terms of their likely environmental, social and / or economic effects (Figure 8.1). As a result of this and further informal consultations a number of changes were made to the SPD Objectives selected for inclusion the Draft DPD (Section 8.2).
- 5.2 After finalising the list of SPD Objectives all realistic scenarios for their successful delivery were identified. A sustainability appraisal for each of these 'reasonable alternatives' was carried out at this stage (Figure 9.1).
- 5.3 Subsequently a full sustainability appraisal was undertaken on the Draft SPD (Figure 11.2) to highlight those objectives which the Draft SPD moves towards, either marginally or significantly, in a positive or negative way.
- 5.4 The results show that overall the Draft SPD has a positive influence on sustainability, although a few issues could be better addressed without harming the overall strategy of the SPD (Figure 11.1).
- 5.5 Balancing the social, economic and environmental aspects of proposals is always going to be difficult when there are competing demands. However a genuinely balanced approach should encourage the good design, whilst at the same time improving social and economic opportunities.
- 5.6 There may be occasions where protecting the environmental aspects of an area e.g. its built heritage, outweighs the need to deliver social and economic progress. However, a balanced SPD will ensure that this occurs only where absolutely necessary and that, for the most part, the environmental aspects are not credited with any more weight than social or economic issues, for example, ensuring accessibility for all must be balanced with the need to retain original features.
- 5.7 After taking account of the recommendations contained in this SA Report, a number of changes were made to the Draft SPD (Figure 11.1). The initial draft of the Design Principles SPD and the SA Report are then subject to a formal six week public consultation.
- 5.8 Assessment of the SPD against the sustainability targets that have been identified will be carried out each year and reported in the Annual Monitoring Report.

## 6.0 Overview of Sustainability Objectives

- 6.1 The scoping exercise for the Design Principles SPD was carried out in October 2006 and amended following consultation. The sustainability objectives are taken from the Scoping Report and were derived from an analysis of relevant plans and programmes and take account of baseline data in setting indicators and targets. They form the basis of the appraisal framework, against which the guidance and policies in the Design Principles SPD will be assessed.



Figure 6.1 – Sustainability Objectives for Pendle LDDs

ID	Sustainability Objective
H1	To help meet the housing needs of the whole community.
H2	To improve health and reduce health inequalities in Pendle.
E1	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.
E2	To secure economic inclusion and develop and maintain a healthy labour market.
E3	To develop strategic transport, communication and economic infrastructure.
E4	To deliver urban/rural renaissance.
C1	To reduce crime and the fear of crime and to reduce anti-social behaviour.
C2	To improve access to and use of basic goods, services and amenities.
C3	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.
C4	To protect and improve local environmental quality.
C5	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.
P1	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.
P2	To address the need to limit and adapt to climate change.
P3	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation, recycling and recovery.
P4	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.
P5	To improve water quality and meet the requirements of the Water Framework Directive.
P6	Reduce the risk of flooding and conserve water resources.
P7	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species

**Key:** H – Housing E – Economic C – Community (Social) P – Environmental

**Source:** Pendle LDDs SA/SEA: Sustainability Appraisal Toolkit (Entec April 2007)

- 6.2 Indicators are widely used in sustainability appraisal to allow for an assessment of the plans progress relative to an established baseline position. The Scoping Report contains a full set of indicators and targets for each of the sustainability objectives. The SA Objectives, together with the baseline data, targets and indicators, have been used to develop an appraisal framework.
- 6.3 The appraisal framework provides a format within which options, policies and proposals can be considered against the range of sustainability issues. It enables them to be recorded and a consideration of significance to be provided.

## 7.0 Appraisal Methodology

- 7.1 The sustainability appraisal framework was developed in the Scoping Report, which was consulted upon before final amendments were made. The appraisal framework will be used to assess the sustainability issues and potential impacts of the proposals to be included in the Design Principles SPD.
- 7.2 There are four key stages involved in undertaking the appraisal. These are in line with Government guidance contained in the *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM, 2005):

Stage 1 – Testing the plan objectives against the SA framework  
 Stage 2 – Predicting and evaluating the effects of the alternatives  
 Stage 3 – Predicting and evaluating the effects of the SPD  
 Stage 4 – Proposing measures to monitor effects

### Stage 1

- 7.3 Once the Scoping Report has been agreed it is possible to compare the **SPD Objectives** against the **SA Objectives**. This provides an early indication of any likely conflicts and will immediately indicate how plan objectives may need to be reconsidered in the light of their impact on sustainability issues.
- 7.4 The following method, using a colour coded matrix is used:

**Figure 7.1 – Assessing the SA and SPD Objectives**

	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5
SPD Objective 1	- -	-	+	++	
SPD Objective 2	-	+	++		++
SPD Objective 3	+	+	+	++	+
SPD Objective 4	++		++	+	-
SPD Objective 5		++	+	-	

  

Key	Move way significantly	Move away marginally	Move towards marginally	Move towards significantly	No Impact
	- -	-	+	++	

### Stage 2

- 7.5 As part of the process of preparing the Design Principles SPD, those alternatives considered to be both reasonable and realistic need to be assessed in order to identify their relative strengths and weaknesses in delivering environmental, social and economic objectives. It is not the role of the SA Report to identify all reasonable alternatives, but that of the author of the SPD.

- 7.6 The main aim of this stage is to assess (i.e. predict and evaluate) the potential for significant impact on the environment and to identify the potential social and economic impacts of the alternatives considered. This is achieved by assessing the alternatives against the SA Objectives and recording the outcome using an assessment matrix (Figure 7.2).
- 7.7 Appraising and documenting different options for the plan as they are considered provides a record of the decision-making process and ensures that reasons why decisions have been made are not forgotten. It creates transparency and helps create a visible audit trail.

**Figure 7.2 – Assessment of reasonable alternatives**

Sustainability Appraisal Objective	Reasonable Alternatives		
	Option 1	Option 2	Option 3
Provide appropriate good quality housing to meet resident's needs	O	++	+
Reduce health inequalities	O	++	+
Reduce unemployment levels			
Support rural diversification	-	+	+
Improve access to buildings and landscapes of historic/cultural value.	+	-	--
Maximise the production and use of renewable energy	O	+	++
<b>Overall assessment</b>	O	+	+

<b>Key</b>	++	Impact of SPD objective likely to be very positive
	+	Impact of SPD objective likely to be positive
	O	Impact of SPD objective likely to be neutral, or no significant impact (i.e. positive and negative impacts balance each other out)
	-	Impact of SPD objective likely to be negative
	--	Impact of SPD objective likely to be very negative
		The SPD says little or nothing about this

### Stage 3

- 7.8 Once the SPD has been drafted it is the subject of a more detailed assessment. This is carried out against the appraisal framework which was prepared following the Scoping Report.



- 7.9 This includes two key elements:
1. Predicting the effects of the plan – changes to baseline in terms of type, magnitude, duration of impact etc.
  2. Assessing the significance of these effects – including scale, permanence, cumulative effects etc.
- 7.10 Where there is an adverse impact, mitigation should be considered including:
1. Additions to, or deletions from, the SPD.
  2. Changes to the wording of the SPD.

## **Stage 4**

- 7.11 The SEA Directive requires detailed proposals for monitoring. This is reflected in the SA guidance and links closely with the requirements for local planning authorities to produce an Annual Monitoring Report.
- 7.12 The purpose of monitoring is to compare the actual effects of implementing the plan against those predicted, in order to highlight any unforeseen issues and to allow appropriate remedial action to be taken.
- 7.13 The effectiveness of any mitigation measures that are implemented will be monitored on a regular basis. For the most part monitoring of the Design Principles SPD will be carried out on a yearly basis and feedback provided in the Council's Annual Monitoring Report.

## **8.0 Testing the SPD Objectives**

- 8.1 The first stage in the SA process is to test the initial SPD Objectives (Appendix 1) against the SA Objectives (Figure 8.1). This process highlights those SPD Objectives that help to achieve (i.e. move towards) the SA Objectives. It also highlights any SA Objectives which may move away (i.e. have a negative impact) on the SA Objectives. Many SPD Objectives will have no direct impact on a particular SA Objective

### **Initial SPD Objectives**

- 8.2 The results demonstrate that the SPD Objectives will have a largely positive impact on most of the SA Objectives, but that the impact on some SA Objectives is greater than others. For example, it is considered that the SPD Objectives will have no impact on SA Objective E3, which seeks to develop strategic transport, communication and economic infrastructure, and limited influence on objectives P5-P7, which are concerned with water resources and wildlife habitats. This is perhaps to be expected given that the SPD is primarily concerned with the design and development of house extensions, shop-fronts and advertisements.

Figure 8.1 – Testing the initial SPD Objectives

SPD Objective \ SA Objective	H1	H2	E1	E2	E3	E4	C1	C2	C3	C4	C5	P1	P2	P3	P4	P5	P6	P7
<b>1</b> To ensure new residential extensions positively contribute to the existing character and layout of established residential areas	+	+				++	++	+	++	++		++	++	++	++	+	++	+
<b>2</b> To provide guidance regarding new residential extensions to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.	+	+				++	++		+	++		+	+	+	+	+	+	+
<b>3</b> To ensure that new residential extensions do not as a result of their design, scale, massing and orientation impact on the amenity of existing land uses to an unacceptable extent.	+	++				++	++	+	++	++	+	++	++	++	++	+	++	+
<b>4</b> To ensure that new residential roof extensions positively contribute to the established roof-scape within Pendle whilst providing flexibility to the occupiers / owners of dwelling houses to modify those properties	+	+				+			--			+	+	+	++			
<b>5</b> To ensure changes to the frontages of commercial properties including shop fronts, security and signage positively contributes to the existing character of commercial frontages with particular attention being paid to gateway locations, main road frontages and principle shopping frontages where the aim must be to improve upon the quality of existing frontages.			+	+		++	++	++	++	++	+	+	+	+	+			
<b>6</b> To retain the character, features and proportions of established or original commercial frontages where such retention is not outweighed by the positive contribution (outside conservation areas) of a modern design solution.	-		+	+		++	+		++	++		+	+	++	+			
<b>7</b> To positively engage and identify options to balance the need for security for commercial properties against the visual impact and potential wider community safety impacts of significant dead frontages at night.			+	+		+	++	+	-	-	-							
<b>8</b> To provide guidance regarding changes to shop front design, addition of security and location and design of signage to support and improve the vitality and quality of Town Centres and commercial frontages.			+	+		+	++	+	-	-	+							

**Key**

--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly		No impact
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- 8.3 This initial appraisal of the SPD Objectives indicates a significant move towards the following SA Objectives:
- To deliver urban / rural renaissance (E4)
  - To reduce crime and the fear of crime and to reduce anti-social behaviour (C1)
  - To protect, enhance and maintain places, spaces, landscapes and buildings of historic and, cultural and architectural value (C3)
  - To protect and improve local environmental quality (C4)
- 8.4 However, there are several instances where the SPD Objectives could result in a policy that moves away from the stated SA Objectives. As this could potentially lead to a policy that has a negative impact on sustainable development it is worth reconsidering these SPD Objectives to ensure that they do offer the correct balance between the social, economic and environmental needs of the Borough.
- 8.5 The following have been given careful consideration and any resulting changes to the SPD Objectives are reported in the following section of this report.
- 8.6 It is anticipated that SPD Objectives 1, 2, 3 and 5 will have no negative impact on the SA Objectives and that in many instances the positive effects are likely to be significant.
- 8.7 For SPD Objectives 4, 6, 7 and 8 some potentially negative impacts were highlighted and these are considered below:
- SPD Objective 4 –The needs of the applicant must be balanced against any potentially negative impact on visual amenity (SA Objective C3). Whilst the SPD seeks to address such concerns, for particularly sensitive areas the additional guidance contained in the Pendle Conservation Area Design and Development Guidance SPD, offers further protection.
  - SPD Objective 6 – The marginally negative impact recorded against SA Objective H1 (meeting the housing needs of the whole community) reflects the fact that policies which seek to retain original features on commercial frontages may restrict the conversion of vacant retail premises to residential use, in areas where retail activity has contracted significantly.
  - SPD Objective 7 – Again the Pendle Conservation Area Design and Development Guidance SPD offers additional protection in particularly sensitive areas (SA Objective C3). Security measures to protect commercial premises may reduce environmental quality (SA Objective C4) as may the policy protection afforded to such premises, restricting their conversion to ‘more appropriate’ uses over the long-term. In addition, design requirements may, on occasion, impact on cultural diversity (SA Objective C5) by mitigating against the wishes of a particular applicant.
  - SPD Objective 8 – Again the Pendle Conservation Area Design and Development Guidance SPD offers additional protection in particularly sensitive areas (SA Objective C3). The marginally negative impact on environmental quality (SA Objective C4) reflects the position that may arise where the specific requirements for shop-fronts / advertisements need to be balanced against the overall environmental quality of an area, such as a town centre.

## Final SPD Objectives

- 8.8 Taking account of the initial appraisal of the SPD Objectives against the SA Objectives (Figure 8.1), and having due regard to the informal consultations that have taken place in preparing the SPD Objectives – undertaken in accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 – the following are defined as the final objectives for the Design Principles SPD:
1. To ensure that development is sustainable.
  2. To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.
  3. To require that householder development positively contributes to the character of residential areas.
  4. To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity.
  5. To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages.
  6. To ensure the good quality and sustainability of design of commercial frontages.
  7. To require that security measures on commercial frontages are of an appropriate quality of design.
  8. To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage.

## 9.0 Predicting and evaluating the effects of the reasonable alternatives

- 9.1 After an initial informal consultation with relevant bodies, a set of alternatives have been developed to assist the delivery of the final SPD objectives through planning guidance. Those alternatives considered to be both reasonable and realistic are included.

**Figure 9.1 – The reasonable alternatives**

<b>Plan Objective</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
<b>1. To ensure that development is sustainable.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Advise applicants on a case by case basis.
<b>2. To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce informal guidance on an ad hoc basis.
<b>3. To require that householder development positively contributes to the character of residential areas.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce informal guidance on an ad hoc basis.
<b>4. To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce information on 'good design.'
<b>5. To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce information on 'good design.'
<b>6. To ensure the good quality and sustainability of design of commercial frontages.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce information on 'good design.'

Plan Objective	Alternative 1	Alternative 2	Alternative 3
<b>7. To retain and where possible enhance the natural environment including protecting and improving areas of open space and landscaping.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce informal guidance on an ad hoc basis.
<b>8. To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage.</b>	Business as usual. Do not produce an SPD and rely solely on Local Plan Policies.	Produce and adopt an SPD offering detailed policy guidance.	Produce information on 'good design.'

- 9.2 Each alternative must be assessed to identify the environmental, social and economic strengths and weaknesses. This is achieved by assessing each alternative against the SA Objectives and recording the outcome using the assessment matrix (Figure 9.2).
- 9.3 The matrix predicts and evaluates any likely **significant** effects on the environment and also any social and economic effects. This appraisal will assist in decision making and will help establish appropriate policy and guidance within the SPD.

**Figure 9.2 – Sustainability assessment of the reasonable alternatives**

<b>Key</b>	++	Impact of SPD objective likely to be very positive
	+	Impact of SPD objective likely to be positive
	0	Impact of SPD objective likely to be neutral, or no significant impact (i.e. positive and negative impacts balance each other out)
	-	Impact of SPD objective likely to be negative
	--	Impact of SPD objective likely to be very negative
		The SPD says little or nothing about this



<b>SPD1</b>	<b>To ensure that development is sustainable.</b>
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Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	-	++	+
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	+	+
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	O	O
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	-	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	O	O
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	++	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	O	O
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	- -	++	+
<b>P2</b>	To address the need to limit and adapt to climate change.	- -	++	+
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	- -	++	+
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	O	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	O	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	-	+	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	O	O
<b>Overall assessment</b>		-	++	+

**SPD2**

**To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	O	++	+
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	++	+
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	O	O
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	O	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	O	O
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	+	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	O	O
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	-	++	+
<b>P2</b>	To address the need to limit and adapt to climate change.	O	++	+
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	O	+	+
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	+	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	+	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	O	+	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	O	O
<b>Overall assessment</b>		O	++	+

**SPD3**

**To require that householder development positively contributes to the character of residential areas.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	O	+	+
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	++	+
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	O	O
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	O	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	O	O
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	++	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	+	+
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	-	++	+
<b>P2</b>	To address the need to limit and adapt to climate change.	-	++	+
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	O	++	+
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	++	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	O	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	O	O	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	O	O
<b>Overall assessment</b>		O	++	+

**SPD4**

**To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	O	+	O
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	+	O
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	O	O
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	O	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	O	O
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	++	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	+	+
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	-	+	+
<b>P2</b>	To address the need to limit and adapt to climate change.	-	+	+
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	O	+	+
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	+	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	O	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	O	+	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	+	O
<b>Overall assessment</b>		O	+	O

**SPD5**

**To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	O	O	O
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	O	O
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	++	+
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	O	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	+	+
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	++	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	+	+
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	O	O	O
<b>P2</b>	To address the need to limit and adapt to climate change.	O	O	O
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	O	O	O
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	O	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	O	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	O	O	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	O	O
<b>Overall assessment</b>		O	O	O

**SPD6**

**To ensure the good quality and sustainability of design of commercial frontages.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	O	O	O
<b>H2</b>	To improve health and reduce health inequalities in Pendle	O	O	O
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	O	++	+
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	O	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	O	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	O	+	+
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	O	++	+
<b>C4</b>	To protect and improve local environmental quality.	O	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	O	+	+
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	O	O	O
<b>P2</b>	To address the need to limit and adapt to climate change.	O	O	O
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	O	+	O
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	O	O	O
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	O	O	O
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	O	O	O
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	O	O	O
<b>Overall assessment</b>		O	O	O



**SPD7**

**To retain and where possible enhance the natural environment including protecting and improving areas of open space and landscaping.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	○	○	○
<b>H2</b>	To improve health and reduce health inequalities in Pendle	○	++	+
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	○	○	○
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	○	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	○	○	○
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	○	○	○
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	○	++	+
<b>C4</b>	To protect and improve local environmental quality.	○	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	○	+	+
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	○	○	○
<b>P2</b>	To address the need to limit and adapt to climate change.	○	+	+
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	○	○	○
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	○	+	○
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	○	○	○
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	○	+	+
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	○	++	+
<b>Overall assessment</b>		○	○	○

**SPD8**

**To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage.**

Sustainability Appraisal Objective		Reasonable Alternatives		
		Option 1	Option 2	Option 3
<b>H1</b>	To help meet the housing needs of the whole community.	○	○	○
<b>H2</b>	To improve health and reduce health inequalities in Pendle	○	○	○
<b>E1</b>	To encourage business which is appropriately located to maximise the benefits on local, national and global markets.			
<b>E2</b>	To secure economic inclusion and develop and maintain a healthy labour market.	○	○	○
<b>E3</b>	To develop strategic transport, communication and economic infrastructure			
<b>E4</b>	To deliver urban/rural renaissance.	○	++	+
<b>C1</b>	To reduce crime and the fear of crime and to reduce anti-social behaviour.	○	++	+
<b>C2</b>	To improve access to and use of basic goods, services and amenities.	○	++	+
<b>C3</b>	To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value.	○	++	+
<b>C4</b>	To protect and improve local environmental quality.	○	++	+
<b>C5</b>	To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.	○	○	○
<b>P1</b>	To minimise the requirement for energy use, promote energy efficiency and increase the use of energy from renewable sources.	○	○	○
<b>P2</b>	To address the need to limit and adapt to climate change.	○	○	○
<b>P3</b>	To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery.	○	○	○
<b>P4</b>	To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites.	○	○	○
<b>P5</b>	To improve water quality and meet the requirements of the Water Framework Directive.	○	○	○
<b>P6</b>	Reduce the risk of flooding and conserve water resources.	○	○	○
<b>P7</b>	To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species	○	○	○
<b>Overall assessment</b>		○	++	+

## 10.0 Assessing the reasonable alternatives

### Option 1

- 10.1 For each of the SPD Objectives this reflects a 'Business as Usual' scenario, where there is no proposed change to current planning policy.
- 10.2 For most of the SPD Objectives this is predicted to result in little or no change to existing environmental, social and economic situations. However, in some instances the 'do nothing' approach is expected to result in a negative impact on sustainability objectives as older policies do not adequately address emerging concerns, such as combating the effects of climate change and flooding.
- 10.3 Furthermore policies in the Replacement Pendle Local Plan (2001-2016) are only saved until 18<sup>th</sup> May 2009 (i.e. three years after the date of adoption). Although Pendle Council has written to the Secretary of State requesting an extension of these policies until such time that they can be replaced by policies in the Pendle Local development Framework, at this time there can be no guarantee that this will be granted.
- 10.4 As such it is not recommended that the 'Business as Usual' scenario is adopted. Greater positive environmental, social and economic effects are expected to be generated from the other alternatives.

### Option 2

- 10.5 For most of the SPD Objectives this option, which relates to the preparation of a Design Principles SPD, is expected to deliver positive results against the SA Objectives. In many instances very positive effects are predicted, particularly against the environmental objectives.

### Option 3

- 10.6 As would be expected, the preparation of ad hoc advice and informal guidance is also considered to offer benefits over the 'Business as Usual' scenario (Option 1).
- 10.7 Although the production of one-off guidance notes is a relatively quick process, it often takes a reactive, rather than a proactive, approach to development management. Such documents rarely undergo the level of scrutiny and consultation required for an SPD and as such there can be no requirement for developers to take their recommendations into account in their development proposals. As such this type of guidance cannot carry the same weight as a formal planning policy, when determining planning applications.
- 10.8 The benefits of producing more formal guidance in the form of a Design Principles SPD are that it takes a proactive approach to development management in the area; it provides clear guidance for developers and provides them with some certainty of what is expected; and offers greater consistency in making planning decisions. It is therefore considered that the potential benefits of producing a Design Principles SPD far outweigh the potential benefits that accrue from providing ad hoc informal advice and guidance.

## Conclusions

- 10.9 Overall, whilst both Options 2 and 3 are expected to bring positive benefits, it is recommended that the SPD follow the route of Option 2 since this best-balances the social, environmental and economic effects. Option 3 brings very positive effects for the environment but delivers less on the social and economic side.

## Recommendation

**That the Design Principles SPD should be prepared following the approach detailed under Option 2.**

## 11.0 Predicting and evaluating the effects of the SPD

- 11.1 The SPD is drafted having regard to the Sustainability Appraisal of the alternatives (scenarios). Once the SPD has been drafted it must be the subject of a more detailed assessment. This is again undertaken against the appraisal framework which was prepared following the Scoping Report.
- 11.2 The full appraisal seeks to predict the effects of the draft SPD and assess the significance of these effects. Where there is an expected adverse impact, mitigation should be considered. This may include recommendations for additions and or deletions to the SPD or changes to the wording. It is also possible that mitigation could be achieved by putting further measures in place to compensate. This will be particularly beneficial where the SPD is heavily weighted towards one of the SA principles; environment, social or economic, but where the significance of the positive impact outweighs the need to balance.
- 11.3 A total of 14 representations were received from individuals and organisations during the early stages of document preparation (May 2007). The Draft SPD has been revised in light of the comments and recommendations received and these are addressed in Figure 11.1.

**Figure 11.1 – Amendments to SPD, in light of SA results**

SA Recommendation		SPD Amendment
<b>1</b>	Concern over the level of protection afforded to (protected) trees.	None, planning decisions will balance development needs against environmental protection and this is reflected in the SPD.
<b>2</b>	Concern over the future maintenance of SUDs.	None, this is not an issue for the Design Principles SPD.
<b>3</b>	Prescriptive policies are unnecessary; all applications should be judged on their own merits.	The Design Principles SPD represents a pro-active approach to planning. It seeks to encourage developers to submit high quality proposals by promoting best practice to developers at the earliest possible opportunity. The alternative approach suggested provides no guidance or certainty for developers. Retrospectively seeking amendments to a submitted scheme merely encourages conflict within the planning system.

SA Recommendation	SPD Amendment
<b>4</b> The scope of the SPD is more limited than Policy 13 in the Replacement Pendle Local Plan (2001-2016) and does not address heritage issues.	Heritage issues are primarily addressed by the Pendle Conservation Area Design and Development Guidance SPD.
<b>5</b> Objectives should also be applicable to work undertaken by the Highway Authority.	None, this suggestion is beyond the scope of the Design Principles SPD.
<b>6</b> Requirements should be proportionate to the level of significance of both the property and the local environment.	None. It is considered that the requirements set-out in the Design Principles SPD reflect this suggestion.
<b>7</b> Applicants should be made aware that they are required to check for the presence of underground utility services.	Where necessary this requirement has been built in to the relevant policy or guidance.
<b>8</b> The SPD objectives should focus on 'how' they will help to satisfy the local plan policy rather than on what the SPD is trying to achieve.	None, the objectives should clearly articulate what the SPD is trying to achieve and not relate directly to a policy that will be replaced in due course.
<b>9</b> Amend the title of the SPD to reflect that its scope is restricted to residential extensions, commercial frontages (and outdoor advertising).	This suggestion will be re-considered prior to adoption of the SPD. For the purpose of continuity (i.e. relating back to earlier consultation on the SPD and conformity with the terminology used in the Local Development Scheme) the SPD will continue under the current title for the time-being.
<b>10</b> Include a glossary of terms to explain planning terminology.	To date consultation on the Design Principles SPD has primarily taken place with stakeholders who have a working knowledge of the planning system. A separate glossary has been prepared to accompany the Draft SPD and a full glossary of terms will be included in the adopted version.
<b>11</b> Document should be in three parts (1) Residential (2) Commercial (3) Mixed-use (i.e. commercial with residential over).	To aid clarity the SPD has been revised into three sections, but does not entirely conform to the format suggested.
<b>12</b> Objectives 1-4 are weak and do not provide adequate guidance.	The objectives have been amended and the guidance amended to provide greater certainty and consistency.
<b>13</b> Objectives 5-8 do not address conservation areas.	The Pendle Conservation Area Design and Development Guidance SPD addresses such matters. In order not to repeat policy unnecessarily references to this SPD are made to throughout the text.
<b>14</b> The SPD and Policy 13 of the Replacement Pendle Local Plan (2001-2016) are incompatible as the latter promotes innovative siting and design, but this is not reflected in the SPD.	None, the Design Principles SPD is considered to be in conformity with relevant policies in the Replacement Pendle Local Plan (2001-2016).
<b>14</b> The issue of security measures on commercial frontages needs to be addressed within the SPD.	Guidance on measures, such as security shutters and grilles, have are included in the Design Principles SPD.

SA Recommendation	SPD Amendment
<b>15</b> The use of flat roofs needs to be strongly discouraged.	The Design Principles SPD favours the use of pitched roofs, which are traditional to the area, but supports the most appropriate design solution in any particular situation.

- 11.4 A full sustainability appraisal of the Draft Design Principles SPD is summarised in Figure 11.2.

**Figure 11.2 – Sustainability appraisal of the Draft Design Principles SPD**

<b>Key</b>	++	Significant move towards achieving this SA Objective
	+	Marginal move towards achieving this SA Objective
	-	Marginal move away from achieving this SA Objective
	--	Significant move away from achieving this SA Objective
		SPD says little or nothing about this SA Objective
	?	Linkages between the SPD Objective and SA Objective are uncertain
<b>Short</b>	Within 0-5 years	
<b>Medium</b>	Beyond 5 years, but before the end of the SPD (plan) period	
<b>Long</b>	Beyond the SPD (plan) period	



SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
H1 To help meet the housing needs of the whole community										
(a) Provide appropriate good quality housing to meet residents' needs	In the past Pendle has not had a lack of general needs affordable housing. However, to address future need, the North West Housing Statement suggests that at least 30% of all new homes should be affordable.	++	+	+	+	++	++	Yes	Whilst the SPD does not directly affect the provision of affordable housing, the permitting of extensions, where appropriate, will help to provide affordable housing solutions in sustainable locations.	
(b) Address market failure	7% of dwellings in Pendle in 2004 were empty. This figure is similar to Hyndburn, Burnley and Blackburn. The North West Housing Statement has set a target of 3% by 2021.	+		+	+	+	+	Yes	The SPD seeks good quality design one of the key tenets of the Housing Market Renewal pathfinder, which aims to address housing market failure in parts of Brierfield, Nelson and Colne.	
H2 To improve health and reduce health inequalities in Pendle										
(a) Reduce health inequalities	Standardised male mortality rate is 109. For woman it is 100 (2004)	+	+		+	+	+	No	Extensions can help to reduce overcrowding and good quality design will help to eliminate problems such as damp.	
(b) Improve access to health and social care facilities	In 2004-05 91% of new dwellings were constructed within 30 minutes of a GPs surgery by public transport and 73% within 30 minutes of a hospital by public transport.	+	+	+	+	+	+	Yes	Household extensions will tend to keep development within existing built-up areas reinforcing the use of existing health facilities.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?	
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.
		Urban	Rural						
E1 To encourage business which is appropriately located to maximise the benefits on local, national and global markets									
(a) Increase the number of growth businesses	Between 2002-4 the number of VAT businesses grew by 1.79%. This is higher than the Lancashire average but slightly lower than that for the UK. The Pendle Economic Development Strategy seeks to develop 15,000 sq. ft. managed workspaces and incubator units for new businesses utilising European funding from Objective 2 priority 2 per annum.							No	
(b) Build on the existing innovation and science base in the Region	In 2001 2.46% of people within Pendle worked in the within ‘Science and technology’ professional category. This was lower than may neighbouring authorities.							No	
(c) Maximise the tourist potential of Pendle	In Pendle there were 2,300 jobs within the tourism sector (2004)	+	+	+	+	+	++	Yes	Promoting higher quality design will help to improve the tourism offer in Pendle, which is largely based on heritage. In addition shop-front improvement schemes will help to attract additional visitors to town centre locations.

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
E2 To secure economic inclusion and develop and maintain a healthy labour market										
(a) Reduce unemployment levels	In 2005, 4.8% of people within Pendle were unemployed. This is higher than Lancashire average.							No		
(b) Improve the physical accessibility of jobs through the location of sites and transport links close to areas of high unemployment.	The amount of land developed for employment, by type, which is in the main urban areas defined in the LDF should be available from future AMRs.							No		
(c) Increase the levels of participation and attainment in learning	In 2004, 18.9% population had no qualifications and 18.2% people aged 16-74 had attained at least NVQ level 4							No		
(d) Provide better paid and higher quality jobs	In 2005, gross weekly pay was £398. This is lower than both the county and regional averages.							No		

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
E3 To develop strategic transport, communication and economic infrastructure										
(a) Reduce traffic congestion and improve safety for road users	The number of children KSI has not been collected for the Borough. No Air Quality Management Areas were declared (2005)	+	+		+	+	+	Yes	Household extensions will reinforce existing street patterns and highway usage. Where development is not considered to be sustainable permission will not be granted. Regulations on outdoor advertising and signage will not permit development that could distract the attention of road users.	
(b) Increase the level of investment in and use of rail freight transport.	DTI figures 2002-4 state that 11.4 thousand tonnes of fuel consumed for freight journeys in Pendle. This is lower than neighbouring authorities.							No		
(c) Improve transport links, ICT, homeworking and green travel plans	Figures for the percentage of non householder planning applications which include a green travel plan and for the % of homes connected to broadband are not yet obtainable.	++	++		+	+	++	Yes	Household extensions will encourage home-working in appropriate locations, and in particular can help improve economic diversification and sustainability in rural areas. The cumulative effect of shop-front improvements can also have a positive effect on levels of enterprise in sustainable town centre locations.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
E4 To deliver urban/rural renaissance										
(a) Support rural diversification	Number of new business start ups in rural areas is monitored through the Pendle Economic Strategy. It aims to increase business start-ups in rural areas by 20% 2001 – 2021  The same strategy seeks to increase locally based employment by 5% in rural areas over the same period.		++	+	+	+	++	Yes	Household extensions will encourage home-working in appropriate locations, and in particular can help improve economic diversification and sustainability in rural areas. The cumulative effect of shop-front improvements can also have a positive effect on levels of enterprise in sustainable town centre locations.	
(b) Reclaim derelict land and buildings, optimising the use of brownfield sites	Percentage of previously developed land that is vacant or derelict but may be available for redevelopment. Reclaim 600 ha of Lancashire's derelict, underused and neglected land by 2010 Percentage of new and converted dwelling son previously developed land	+	+		+	+	++	Yes	Extensions can have a positive effect on the reclamation of derelict buildings adjoining residential properties. The impact on the reclamation of derelict land is likely to be more marginal, but can have a positive impact even in isolated instances.	
(c) Concentrate office development within town centres	Percentage of completed office development in town centres	+	+	+	+	+	+	Yes	Improvements to commercial frontages (shop-fronts) can make town centre locations attractive to office uses and help to encourage clustering.	
(d) Improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings	At present there is no local data regarding the number of dwellings meeting the BRE Ecohomes standard of good or very good.	++	++	+	+	++	++	Yes	The SPD seeks to ensure that domestic extensions, shop-fronts and adverts improve the quality of the built environment and utilise sustainable materials.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
C1 To reduce crime and the fear of crime and to reduce anti-social behaviour										
(a) Make streets and public places safer for the community	% who feel safe out in their local neighbourhood during the day % who feel safe out in their town centre during the day Number of applications recommended for approval by PALO	++	+		+	++	++	Yes	The SPD guidelines include guidance on security shutters and provide for a more easily legible and less hostile landscape. The increased numbers attracted by a better street-scene can help to improve natural surveillance.	
C2 To improve access to and use of basic goods, services and amenities										
(a) Reduce the numbers of people finding access to local food shops and services e.g. post offices, difficult	% of households <4 km from a post office. % of households <4 km from food shops. % of households <4 km from a GP. % of households <4 km from a primary school. % of households <4 km from a secondary school.	++	++	+	+	++	++	Yes	Household extensions will tend to keep development within existing built-up areas reinforcing the use of existing retail and service facilities.	
(b) Provide physical access for those with disabilities	% of pedestrian crossings with facilities for disabled people (BVPI 2003-04)	++	++		+	++	++	Yes	The guidance for extensions and shop-fronts reflect the latest requirements in terms of accessibility.	



SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
C3 To protect, enhance and maintain places, spaces, landscapes and buildings of historic, cultural and archaeological value										
(a) Respect the historic and contemporary heritage of the area and conserve historic buildings through sensitive adaptation and re-use	Percentage of Listed Buildings at risk  Number of Scheduled Monuments at risk	++	++	+	+	++	++	Yes	The Design Principles SPD supports the Pendle Conservation Area Design and Development Guidance SPD and extends some of its requirements take account of development affecting historic buildings outside such areas.	
(b) Use architectural design to enhance the local character and sense of place of development	% Conservation Areas with appraisals and Management Plans The number of characterisation studies informing development proposals	++	++	+	+	+	++	Yes	The Design Principles SPD supports the Pendle Conservation Area Design and Development Guidance SPD and extends some of its requirements take account of development affecting historic buildings outside such areas.	
(c) Improve access to buildings and landscapes of historic/cultural value	% of land area protected by one or more landscape designations Number of visits to / usage of museums per 1000 population (BVPI 2003-04)	++	++	+	+	++	++	Yes	The Design Principles SPD supports the Pendle Conservation Area Design and Development Guidance SPD and extends some of its requirements take account of development affecting historic buildings outside such areas.	
C4 To protect and improve local environmental quality										
(a) Ensure the protection, creation and access to green spaces	% of parks management Plans introduced target 9.1% % of residents satisfied with local parks and open spaces. Target 80%							No		
(b) Reduce light and noise pollution	Number of complaints to the Council about noise.	-	-		-	-	-	Yes	Extensions, by their very nature have the potential to increase light and noise pollution to a certain degree. The SPD seeks to minimise this impact through the development management process. Shop-front improvements will seek to mitigate any adverse impacts caused by illumination schemes.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
C5 To develop strong and positive relationships between people from different backgrounds and communities and to value the diversity of cultural traditions found in Pendle.										
(a) Create a sense of belonging and well being for all members of the community.	% belong to local neighbourhood	++	++	+	+	++	++	Yes	The SPD seeks to emphasising details that promote local distinctiveness and character. In doing so it seeks to increase community identity and prevent the erosion of local identity.	
(b) Support community development and neighbourhood identity	% of respondents with a level of agreement that their area is a place where people from different backgrounds get on.	+	+	+	+	+	+	Yes	The SPD seeks to emphasising details that promote local distinctiveness and character. In doing so it seeks to increase community identity and prevent the erosion of local identity.	
(c) Protect and enhance facilities for leisure, art and culture	% very satisfied with Sports/Leisure facilities and Events service							No		

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
P1 To maximise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources.										
(a) Maximise the production and /or use of renewable energy	Renewable energy capacity installed by type in last 12 months	+	+		+	+	++	Yes	The SPD addresses the incorporation of renewable energy schemes on new extensions, in particular micro-generation through small wind turbines and solar heating panels etc.	
(b) Minimise the length and number of trips required through encouraging appropriately located and mixed use development	% of resident population who travel to work by public transport, foot or cycle.	++	++	+	+	+	++	Yes	Household extensions will tend to keep development within existing built-up areas reinforcing the use of (urban) public transport. Improving town centre environments through good design and shop-front improvements seeks to encourage more sustainable travel patterns.	
P2 To address the need to limit and adapt to climate change										
(a) Reduce or minimise greenhouse gas emissions	CO2 emissions per capita	++	++	++	+	+	++	Yes	The SPD encourages the use of renewable energy and sustainably sourced materials. It also promotes more sustainable travel patterns. The SPD also encourages permeable driveways and gardens to minimise run-off, particularly in urban areas	
(b) Contribute to the ability to adapt to climate change	Covered by flood risk indicator	++	++	+	+	+	++	Yes	The SPD encourages the use of renewable energy and sustainably sourced materials. It also promotes more sustainable travel patterns. The SPD also encourages permeable driveways and gardens to minimise run-off, particularly in urban areas	
P3 To ensure the sustainable management of existing natural resources through consideration of depletion, waste minimisation recycling and recovery										
(a) Reduce waste arising from construction, demolition and domestic sources	Kg of household waste collected per head (BVPI (2003-04) Household waste recycling rate - Target increase to 20% Household waste composting rate - Target increase to 10%	++	++	+	+	++	++	Yes	The SPD promotes the sourcing of materials from renewable sources and requires the safe and sustainable disposal of materials.	
(b) Promote the use of recycled and secondary materials		++	++	+	++	++	++	Yes	The use of recycled / salvaged materials is encouraged in appropriate situations.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
P4 To reduce contamination, regenerate degraded environments, maintain soil resources and minimise development on Greenfield sites										
(a) Encourage the development of brownfield land in preference to Greenfield	Number of contaminated land sites remediated. Reclaim 600 ha of Lancashire’s derelict, underused and neglected land by 2010.	++	++	+	++	++	++	Yes	The intensification of residential development within existing curtilages minimises the demand for Greenfield sites.	
(b) Protect good quality soil resources	Area of development on agricultural land or Grade 3 and above.	+	+		+	+	+	Yes	The intensification of residential development within existing curtilages minimises the demand for Greenfield sites, which is likely to be on agricultural land.	
P5 To improve water quality and meet the requirements of the Water Framework Directive										
(a) Ensure water quality meets WFD standard	% of river length meeting WFD	+	+	+	+	+	+	Yes	The SPD encourages permeable surfaces and SUDs, which minimise and improve the quality of run-off, particularly in urban areas	
P6 Reduce the risk of flooding and conserve water resources										
(a) Reduce the number of properties at risk of flooding from surface and ground water sources	Number of Sustainable Urban Drainage Systems (SUDS) included in new development schemes Number of developments approved n the flood plain contrary to a sustained Environment Agency objection	-	-	-	-	-	-	Yes	Household extensions can increase the incidence of non-permeable surfaces, but this impact will be mitigated where possible by encouraging the introduction of permeable surfaces and SUDs, which minimise run-off, particularly in urban areas	
(b) Reduce water abstraction consumption	No. of houses meeting BREAM ‘very’, ‘good’ and ‘excellent’	-	-	-	-	-	-	Yes	Household extensions will meet the relevant BREAM standards.	

SA Objectives and criteria	Key baseline information and targets (where available)	Geographic scale			Timescale			Potential for cumulative impact?		
		Pendle		Trans Boundary	Short	Medium	Long	↓	Commentary, including prevention, reduction, offsetting of adverse effects etc.	
		Urban	Rural							
P7 To protect and enhance existing wildlife/landscape designated and non-designated habitats and protected species and provide opportunities for new habitat creation and protected European Species										
(a) Contribute the delivery of the Lancashire and UK Biodiversity Action Plan	Progress to BAP targets							No		
(b) Protect and enhance existing wildlife/ landscape designated habitats and protected species, and provide opportunities for new habitat creation	% area of land designated as an SSSI within the local authority area, which is found to be in favourable condition % change in areas and populations of priority habitats and species (by type)	-	-		-	-	-	Yes	The development of household extensions on former garden areas could potentially reduce wildlife habitats and corridors, particularly in urban areas.	
(c) Increase tree cover and ensure the sustainable management of existing woodland	% of land area covered by woodland							Yes		

## 12.0 Monitoring

- 12.1 Monitoring is essential to ensure that the predicted effects of the Design Principles SPD are managed appropriately. An annual assessment of any significant effects arising from the application of policies contained in the Design Principles SPD will be included in Pendle Council's Annual Monitoring Report.
- 12.2 However, it should be noted that it is only possible to monitor those elements of the SPD for which accurate monitoring procedures are, or can be put, in place. The following are considered to be realistic indicators for monitoring the Design Principles SPD, some of which may apply to specific areas of the Borough, whilst others will apply across the Borough.
- Planning permissions granted with integral renewable energy schemes.
  - Number of applications permitted, that are contrary to the SPD guidelines.
  - Percentage of extensions utilising disused premises and/or previously developed land.

## Appendix 1 – Initial SPD Objectives

1. To ensure new residential extensions positively contributes to the existing character and layout of established residential areas.
2. To provide guidance regarding new residential extensions to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.
3. To ensure that new residential extensions do not as a result of their design, scale, massing and orientation impact on the amenity of existing land uses to an unacceptable extent.
4. To ensure that new residential roof extensions positively contribute to the established roof scope within Pendle whilst providing flexibility to the occupiers / owners of dwelling houses to modify those properties.
5. To ensure changes to the frontages of commercial properties including shop fronts, security and signage positively contributes to the existing character of commercial frontages with particular attention being paid to gateway locations, main road frontages and principle shopping frontages where the aim must be to improve upon the quality of existing frontages.
6. To retain the character, features and proportions of established or original commercial frontages where such retention is not outweighed by the positive contribution (outside conservation areas) of a modern design solution.
7. To positively engage and identify options to balance the need for security for commercial properties against the visual impact and potential wider community safety impacts of significant dead frontages at night.
8. To provide guidance regarding changes to shop front design, addition of security and location and design of signage to support and improve the vitality and quality of Town Centres and commercial frontages.



## Appendix 2 – Summary of Representations (May 2007)

Ref	Respondent	Nature of comments
01	Worms Eye Geotechnical	Overall support for the SPD Objectives, with some minor concerns in respect of tree protection and maintenance of SUDs.
02	Yorkshire Forward	No comment at this time.
03	Stonehaven Consultants Ltd.	Oppose the objectives of the Design Principles SPD.
04	The National Trust	Supports the production of the Design Principles SPD.
05	Craven District Council	No comment at this time.
06	Ashworth Burke Partnership	Overall support for the SPD Objectives, but feel that there is a greater need to control works undertaken by the Highways Authority.
07	English Heritage	Welcomes the preparation of design guidance for new commercial and domestic development.
08	MT Town Planning	No comment at this time.
09	United Utilities	Would encourage local authorities to advise applicants for underground utility services before development commences.
10	Environment Agency	Stressed that the SPD objectives should focus on 'how' they will deliver, rather than 'what' they will deliver. Other minor comments on presentation and coverage.
11	North West Regional Assembly	General response.
12	Natural England	Corporate response referring to Habitat Regulations, NERC Act etc.
13	John Clancy Chartered Architect	Numerous detailed comments on scope, approach and the availability of appropriate expertise within the Council.
14	Barrowford Parish Council	Several minor comments, particular opposition to flat roofs.



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