

SANDYMOOR

Draft Supplementary Planning Document

Sustainability Appraisal Report



Presented for Public Consultation between
XX December 2007 and XX January 2007

Operational Director – Environmental Health and
Planning
Environment Directorate
Halton Borough Council
Rutland House
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HALTON BOROUGH COUNCIL

Sandymoor SPD Draft Sustainability Appraisal Report

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1 Summary and Outcomes

1.1 Non-Technical Summary

This document contains the information relating to the appraisal of the *draft* Sandymoor Supplementary Planning Document (SPD) in relation to how it contributes to meeting environmental, social and economic objectives. Put simpler, this document assesses how the SPD contributes towards achieving development that ensures a better quality of life for everyone, now and for future generations. The technical name for this document is a Sustainability Appraisal or SA for short. The SA is required to be produced because of new government guidance and legislation relating to the planning system.

The objectives that are used to test the SPD, to find out if it contributes towards achieving sustainability, have been taken from documents that identify the sustainability priorities of the local community. The main source for objectives is the Community Strategy; this was produced in close consultation with the people of Halton. The remaining objectives have been taken from the Sustainability Framework for the North West, which is produced by the North West Regional Assembly. This document also reflects the sustainability priorities of the people who live and work in the North West because it was based on consultation.

The objectives that are used to test the sustainability of the SPD are set out in a table (Appendix A), this table is called the Sustainability Appraisal Framework (SAF). This table sets out how the council will measure each of the objectives to see if quality of life in Halton is improving. In 2006, in advance of producing the full SA, the Council asked a number of bodies if they agreed with the objectives that we included in the SAF. These bodies agreed with us, all their comments and how the Council responded is set out in a table (Appendix B).

At the same time as asking these bodies about the SAF, we also asked if they agreed with us if we needed to produce a Strategic Environment Assessment (SEA) of the SPD. The SEA is like an SA but looks in more detail at the effects that the SPD could have on the environment. SEA is required by a European Directive on plans and programs that could have a significant effect on the environment. The Council made an initial screening of whether a full SEA was needed to be produced,

and decided it was not. The statutory bodies agreed with us.

The Council then tested the *draft* SPD against the objectives in SAF, to appraise if the SPD contributes to achieving sustainability. This is set out in a table (Appendix D). The appraisal recognises that the SPD is supplementary policy and will not make dramatic changes to the way that we live, but will make small changes to the way buildings and places are designed. Therefore the SPD will not significantly affect any of the environmental, social or economic objectives set out in the SAF.

Overall the appraisal shows that the SPD will have a positive effect upon contributing towards achieving sustainability, but there are many objectives that are difficult to test the SPD against because the Council is unsure how the SPD will affect those objectives. The appraisal also tells us that the positive effects will be seen in the medium to long term when taking into account the gradual changes the SPD will make over many years at Sandymoor as new development takes place.

This SA is not the end of the process, if you think that the appraisal has missed something out, or hasn't properly realised the effect that the SPD could have on a particular objective then let us know by following the instructions in section 1.3. A final SA, which includes all the comments received on this appraisal, will be published alongside the SPD when it is adopted. Sources of further information about the process and purpose of Sustainability Appraisals can be found in Appendix F.

1.2 Statement on the difference the process has made

Although the scope of the SPD is not significant, it is supplementary policy, providing practical guidance in relation to policies contained within Halton Unitary Development Plan (UDP), the SA process has made a valuable contribution to the process of producing the SPD. Firstly it focused attention at the pre-production scoping stage to identify the key areas that the SPD needed to address. This was achieved through the analysis of

baseline information. This process has helped to shape the purpose of the SPD, which has provided a strong foundation upon which the rest of the SPD has been constructed.

By testing the SPD against the SAF it has helped to recognise the limitations of the SPD and how these might be overcome through additional planning policies or by other means (such as the need for better training within the planning section to understand 'design' better). The 'testing' process has also enabled those within the forward planning team who were not responsible for the SPD's production to challenge those officers who did produce it. This has helped create a sharper more responsive SPD focused upon its purpose and contributing to achieving sustainability. The SA process has made a real difference to help ensure a quality end product.

1.3 How to comment on the appraisal

If you would like to make comments on the SA or the SPD, which it has been produced to appraise, please complete one of the representation forms, which can be obtained from places of inspection, from the Council's website or by contacting the forward planning section. Representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD and hence the publishing of the final SA.

2 Sustainability Appraisal Rationale

2.1 Approach adopted to the SA

The methodology selected to be applied within this SA has been chosen to ensure that the SPD is tested against the most appropriate sustainability criteria. The methodology of the SA has therefore been drawn from the priorities, objectives and targets of the Community Strategy. In addition, these objectives have been complemented with a number of broader sustainability objectives drawn mainly from the regional sustainability framework - Action for Sustainability, produced by the North West Regional Assembly (NWRA). In some instances these objectives have been amended to take account of Merseyside sub-regional issues and objectives. The objectives, their indicators and other information is set out in the SAF, which is contained in Appendix A.

The approach adopted was consulted upon as part of the Pre-Production Scoping Report. This consisted of consultation with the four statutory SEA bodies (English Nature, English Heritage, Countryside Agency and Environment Agency) and other stakeholders. Only minor comments in relation to the approach adopted were made; the fundamental approach being taken was not challenged. These comments are set out in Appendix B.

The Local Strategic Partnership (LSP) monitors the improvement targets, set within the Community Strategy, annually. Similarly most of the regionally derived objectives are monitored by the NWRA. It will therefore be possible to assess the impact of this SPD against the appropriate targets, although obviously this will be within the context of other factors affecting the targets. The monitoring can also be seen to be independent as it is conducted by the LSP and NWRA, the former is subject to the scrutiny of the LSP board. This approach offers the most realistic means for monitoring the impact of this SPD.

It is our intention that the objectives, targets and indicators that form the SAF within this document will be broadly consistent throughout all sustainability appraisals that the Council undertakes.

2.2 When the SA was carried out?

The SA process began in October 2005 with the production of the SA Pre-Production Scoping Report; this document was consulted upon between **2nd February 2006** and **16th March 2006**. The responses to the Pre-Production Scoping Report were considered and have informed and led to the production of this document. The SA process has been an integral part of the production of the SPD, and has been prepared to enable its publication to coincide with the public consultation on the Sandymoor Supplementary Planning Document.

2.3 Who carried out the SA?

The SA has been completed externally from the Council, by GVA Grimley LLP, on behalf of English Partnerships. However, the Council have retained responsibility for the consultation stages and have ensured that consultation at the appropriate stages with statutory consultation bodies (for the SA and SEA process) and other stakeholders has been completed as necessary. This approach was felt to be commensurate to the intended purpose of the SPD. Responses to the Pre-Production Scoping Report, particularly those from the statutory consultation bodies, acknowledged the scope of the SPD and did not raise any significant issues. To ensure a degree of independence in the production of the SA and the assessment of the effects of the SPD, the SA has been prepared by a member of the forward planning section who was not directly involved in the production of the SPD itself.

2.4 Who was consulted, when and how?

The scope of the SA was formally consulted on between **2nd February 2006** and **16th March 2006**. The consultation was targeted at those who the Council felt were best placed to further shape the SA process and the purpose of the proposed SPD. A three-week period of Partnership Consultation was held between **28 July 2006** and **14 August 2006**, where the four statutory consultation bodies and key stakeholders reviewed the draft Sandymoor SPD and SA, and provided initial representations with regards to their scope and content. A list of those consulted, their comments and the how these have been addressed in the SPD is provided in the accompanying Statement of Consultation.

3 Background

3.1 Purpose of the SA Process and the SA Report

The Sandymoor SPD will form part of the Halton Local Development Framework (LDF). This document will not form part of the Statutory Development Plan for Halton. To be able to be formally adopted as part of the Halton LDF, the process of forming the SPD must comply with Part Five of The Town And Country (Local Development) (England) Regulations 2004. Part Five requires the production of a SA for SPDs. The purpose of preparing a SA is to encourage sustainable development, through improved integration of sustainability considerations throughout the preparation and adoption of land use plans and policies.

3.2 Purpose of Sandymoor SPD (Draft)

The purpose of this SPD is to build on the broad principles previously established for the development of the Sandymoor area. Sandymoor is allocated for residential development in the adopted Halton Unitary Development Plan 2005 (UDP). The content of this SPD is based on a new Masterplan prepared in 2006 following the identification of an area of floodplain within northern Sandymoor, which along with significant changes to Government Policy in relation to planning and design issues necessitated the revision of the Masterplan to ensure that no new residential dwellings built at Sandymoor are at risk of flooding. As a result, this has superseded the original Sandymoor Masterplan jointly prepared in 1999 by the Commission for the New Towns and Halton Borough Council.

This SPD provides additional practical guidance and support for those involved in the planning of the new development.

The key aims of the Sandymoor SPD are to:

- a *Create a mixed and inclusive community that offers a choice of housing and lifestyle through comprehensive development.*
- b *Promote high quality design to create an attractive environment and a sense of place and community;*
- c *Incorporate the latest 'best practice';*
- d *Give priority where possible to pedestrians and cyclists rather than cars;*

- e *Provide more opportunities for access to public transport;*
- f *Making the most appropriate of land available and applying best practice sustainable principles;*
- g *Working in partnership to achieve lasting quality and form of development, working collaboratively with public, private, voluntary and community groups to add value to the SPD.*

The draft SPD is specific to the Sandymoor development area, and therefore is not a borough-wide document.

3.3 Compliance with the Strategic Environmental Assessment (SEA) Regulations

In accordance with the Environmental Assessment of Plans and Programmes Regulation 2004, the SA Pre-Production Scoping Report included a Strategic Environmental Assessment (SEA) screening statement. The Council's intermediate determination of the statement was that the proposed SPD was unlikely to have a significant environmental effect and accordingly does not require a SEA to be produced. The four statutory agencies (English Nature, Environment Agency, English Heritage and Countryside Agency) were consulted as part of the pre-production scoping stage and they agreed with the Council's intermediate determination (Appendix B).

Therefore a formal determination can be made that the Sandymoor Supplementary Planning Document is unlikely to have significant environment effects and accordingly does not require a Strategic Environmental Assessment. The screening statement from which this determination has been made is set out in Appendix C of this Sustainability Appraisal.

4 Sustainability Objectives, Baseline and Context

4.1 Links to Other Strategies, Plans and Programmes and Sustainability Objectives

In producing the UDP the Council considered and took account of relevant plans and programmes as the plan progressed. In relation to the proposed SPD a number of specific relationships and issues can be identified. Relevant policy issues of particular reference to the SPD are outlined below:

National Planning Policy

Planning Policy Statement 12 (PPS12): *Development Plans in the Planning System* states that local authorities must include policies on design and access. It states that "*well designed development responds well to the local physical, social and economic context, being safe, clean, attractive accessible for all users*". National Planning Policy Statement 1 (PPS1): *Creating Sustainable Communities* states that planning should promote sustainable patterns of development by (amongst other things) ensuring high quality development through good design and ensuring that development supports existing communities and contributes to the creation of safe, sustainable and liveable communities. PPS1 identifies that design policies should encourage developments which "*create safe environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion*". The proposed SPD is produced to improve the planning policy framework in relation to achieving good design in development within Halton.

Issued in 2006, PPS3 '*Housing*' reflects the Government's objective towards the promotion of sustainable patterns of development. New housing and residential environments should each be well designed and make a significant contribution towards the promotion of urban renaissance and an enhanced quality of life. The guidance suggests that where possible, residential development should be directed towards areas with the greatest facilities, and be integrated with good access to public transport, walking and cycling provision which reduces both the need to travel and private car dependency.

PPS3 now requires Local Planning Authorities to identify a five-year supply of developable and deliverable housing land. This approach should minimise the potential for an oversupply of new housing relative to local housing needs, and the premature development of available land. The sequential approach to sustainable development advocated within PPS3 promotes the Government's

key objective for the re-use of existing land and buildings to accommodate new residential dwellings, prior to the consideration of greenfield development.

Density guidance within PPS3 promotes a minimum density of 30 dwellings per hectare. Where Local Planning Authorities identify the need for or support of lower densities, this approach should be fully justified. Greater priority is afforded to the development of affordable housing provision where this is identified through a Housing Needs Assessment. Based on local market conditions and housing need, Local Planning Authorities can set variable site-size thresholds for affordable housing where this can also be justified.

Regional Spatial Strategy 13 & Sustainability Framework

RSS13 provides the broad development framework for the North West. The overriding aim of RSS is to '*promote sustainable patterns of spatial development and physical change.*'

The approach towards housing is one that promotes greater quality in terms of both housing stock and residential environments, ensuring that new development demonstrates high quality design and respect for its setting.

RSS suggests that new development should be located so as to make the most effective use of land through promoting a mix of appropriate uses within a site and its wider surroundings, making efficient use of transport facilities, and assisting people in meeting their needs locally.

It is recognised that development should provide opportunities for a wider mix of tenures and housing choice, with localised employment opportunities and good services. This, however, has to be balanced against the objectives of ensuring an appropriate scale, nature and environmental quality to create and conserve attractive neighbourhoods to meet local housing needs.

Draft Regional Spatial Strategy

The North West Regional Assembly has prepared a draft Regional Spatial Strategy (RSS) to replace existing North West Regional Guidance, published in January 2006. This will provide the spatial vision for the North West region over the next 15 to 20 years when adopted in early 2008. The broad key principles of draft RSS build upon the existing

Regional Spatial Strategy 13.

One of the key issues within draft RSS is the requirement to meet the wide housing needs of each sub-region within the North West, including housing renewal and affordable housing. The development of stronger links between the economy and housing within the region is fundamental to enable the North West to compete with other parts of the UK. This in part can be achieved through a competitive regional economy, and the development of urban and rural communities as safe, sustainable and attractive places for people to live and work. Coupled with this, RSS continues to promote the introduction of a safe, reliable and effective integrated transport network that supports opportunities for sustainable growth, and which provides enhanced links with jobs and services in the region.

Halton Unitary Development Plan

Housing Policy H1 '*Provision for New Housing*' of the adopted Halton UDP (2005) details the phasing of future housing development at Sandymoor. Sandymoor sites 6A and 9 are identified as committed sites during Phase 1, from 2002 to 2007. The remaining 15 sites are allocated for development during Phase 2.

Development on these sites is not permitted to commence prior to May 2007, provided that around 1,650 dwellings (330 per year 2002-2007) in Phase 1 have been developed, and the number of dwellings completed on windfall sites is not substantially higher than allowed for in Phase 1.

Policy H1 advises that the release dates of these sites may move forwards or backwards during the plan phases if through monitoring it is shown that:

- a) The windfall allowance catered for within the Plan has not been met, through either substantial shortfall or an oversupply in capacity; or,
- b) The anticipated rate of development on Phase 1 sites has not come forward for such reasons as;
 - *unforeseen physical or economic constraints;*
 - *the required prior investment not being forthcoming.*

In addition to housing policy, large parts of Sandymoor comprise areas of Important Landscape Features, as identified through UDP Policy GE24. This states that new development will not be permitted if development would have an unacceptable effect on the visual or physical characteristics for which a site was designated as having Important Landscape Features.

Sandymoor also incorporates an allocation for a Proposed School (Policy S24), and Proposed Local Centre (Policy TC1). It is anticipated that several Proposed Greenways (Policy TP9, GE6) will also run throughout the Sandymoor development site area.

The Halton UDP was subject to a SA (as promoted by PPG12) at two key early stages in its production. These were the UDP First Deposit and Second (Revised) Deposit stages. This process helps ensure that the policies that this SPD is based upon contribute towards achieving sustainable development.

Community Strategy & Corporate Plan

The Sandymoor SPD should contribute to the priorities, principles, objectives and targets of the Halton Community Strategy, 2002/03 to 2005/06. This strategy coordinates the resources of the local public, private and voluntary organisations towards common purposes.

Halton Borough Council is also signed up and committed to contributing to achieving the priorities of the Community Strategy. The Council's priorities are set out in the Corporate Plan 2001/02 to 2005/06.

Both the Strategy and the Plan identify appropriate priorities relevant to the SPD.

'Promoting Urban Renewal'

The overall aim of the plan is to transform the physical fabric and infrastructure through restoring derelict sites and creating a vibrant community.

Key objectives associated with achieving this aim at Sandymoor comprise:

- a) *Promoting sustainable development;*
- b) *Securing continual investment in developing the quality and range of housing opportunities in the Borough;*
- c) *Remodelling and extending key open spaces to provide a better network of high quality recreational open space;*
- d) *Ensuring high quality design and landscaping throughout the Borough, and eradicate visible dereliction.*

'Ensuring Safe and Attractive Neighbourhoods'

The overall aim for neighbourhoods is to ensure both pleasant and secure neighbourhood environments, with attractive safe surroundings, clean well-lit streets and walk ways, and good quality local amenities.

The key objectives associated to achieving this aim include:

- a) To create and sustain safer neighbourhoods by improving road safety, reducing the number of casualties and improving training and understanding by road users;
- b) To bring about environmental improvements in all areas of the borough reflecting the priorities of the public to improve public perceptions and attractiveness;
- c) To promote an integrated transport system that balances the need for people and goods to move around, including improved accessibility to local services, whilst also reducing the adverse impacts on local neighbourhoods from traffic pollution and noise.

The priorities in the Community Strategy and the Corporate Plan are based on the priorities set by the people of Halton. These were identified through community involvement via area panels, focus groups, and a telephone questionnaire. The Corporate Plan was based on the same community involvement and statistical information compiled for the State Of Borough Report, this report will be updated in 2005.

4.2 Description of the Social, Environmental and Economic Baseline Characteristics and the Predicted Future Baseline

The baseline information for the proposed SPD, can be put into two categories. Firstly, information relating to specific issues that the intended SPD is proposed to contribute towards, and secondly, other generic sustainability baseline information that is consistently applied as a baseline to all appraisals within Halton.

Site-Specific Baseline Information

The Sandymoor SPD and Masterplan have been influenced by a number of key issues. The following site-specific baseline information details each of these:

Utilities

One of the more significant existing constraints at Sandymoor comprises the two high voltage overhead electric cable routes that run along both the eastern and western edges of the site. The western cables are 275kV high voltage power lines maintained by National Grid Transco, although they have been designed so to conduct 400kv. The eastern overhead power lines are 132kV high voltage, maintained by Scottish Power. Both stakeholders were contacted, with each providing their respective statutory safety clearance distances from the overhead cables and supporting pylons. This information was forwarded to the consultant team to ensure that each of the individual constraints was incorporated within the Masterplan. As a result, only recreational uses are considered appropriate beneath each of the powerlines.

An additional health and safety concern related to the need for a safety stand-off distance between new development and the overhead power lines, a requirement as a consequence of the potential impact of electro-magnetic fields (EMF's). At present there are no statutory regulations managing the issue of EMF's with regards to residential development, hence the overriding constraint at Sandymoor is fundamentally the statutory minimum safety clearance required.

Over the past twenty years, major research programmers throughout the world have investigated as to whether EMF's have an adverse impact upon human health. Although the balance of the evidence collated is largely against a link between ill health and EMF's, some studies have suggested that exposure to EMF's may be harmful to health. This issue has been explored by International bodies such as the World Health Organisation and the International Agency for Research on Cancer and, in the UK, the National Radiological Protection Board (NRPB), which is now part of the Health Protection Agency (HPA). They have each concluded that there is no established cause-and-effect link between EMF's and ill health. They have, however, recognised that the possibility cannot be wholly dismissed, and this has been investigated further by the Stakeholder Advisory Group ELF EMF (SAGE). This group has been established to bring together the range of stakeholders to identify and explore the implications for a precautionary approach to ELF EMF (electric and magnetic fields) and make practical recommendations for precautionary measures. The remit of SAGE is to provide advice to Government. It is for Government to take decisions on policy relating to EMFs and health, based on this advice and whatever other inputs it deems necessary. To date only SAGE have issued a interim assessment, April 2007 and we await any further comment/ conclusions.

Residential development is clearly one of the most sensitive forms of development in the vicinity of overhead electricity cables, and there are also operational and maintenance issues in respect of overhead powerlines to be considered in addition to the safety clearances. The existing corridor to the adjoining residential to the north of Sandymoor is between 20m – 30m from the centre of the overhead cables. A minimum distance of 25m is therefore proposed within the SPD, to be applied from the centre line of the overhead cables to the nearest residential dwelling. This separation distance is considered sufficient enough to take account of the statutory safety distances required, and identified as the minimum distance for future development adjacent to the 275kv power lines along the western edge of Sandymoor.

Noise

The original Sandymoor Masterplan reserved the 100m buffer zone to the east of the site for public open space. However in 1998, this issue was reviewed based on current knowledge and government guidance on planning and noise. The buffer zone was, and remains, one of the planning conditions attached to the 1988 Sandymoor Section 7.1 approval.

Following computer modelling techniques, it was concluded that in terms of average noise levels (LAeq), most of the 100m buffer zone falls within the noise exposure categories of A or B. However, the maximum noise levels generated by regular train movements during the night result in levels exceeding 85dB (LA max) over the majority of the buffer zone, which places much of the zone into NEC C - *'development should not normally be permitted.'*

In August 2000, a noise report for the Persimmon Homes site within Sandymoor, which bounds the West Coast Main Line (WCML) to the east of the site, was produced. It was identified through this study that approximately one-third of the site falls within the buffer zone. A high number of noise measurements at several locations within this plot were recorded, and it was subsequently concluded that all areas of the site would require some form of noise mitigation prior to the commencement of development on site.

Proposals included the screening of gardens behind houses; locating sensitive living space purposely so as to face away from the railway; and acoustically treated ventilation in sensitive rooms facing on to the railway.

As a result of both studies, it was concluded that acoustic treatment would be required so as to provide a form of protection for any development situated within the 100m buffer zone. It was decided that in order to prepare a suitably detailed and persuasive Masterplan for Sandymoor, it would be essential to undertake further acoustic modelling through utilising outline building layouts.

The first element of the subsequent acoustic modelling was to consider plot 28B at Sandymoor, situated close to the WCML and potentially adversely affected by noise from frequent train movements. As a result of the upgrading of the WCML itself, and the adoption of new high-speed rolling stock, it was suggested that previous assessments of the impact of noise on residential amenity at the site might no longer be of relevance. Thus it was concluded that in the present case, during the daytime, almost all of the development falls within NEC A, except for the east-facing façade of the proposed terrace nearest the railway line, and part of its northern return, which marginally falls within NEC B.

During the night, the majority of the development falls within category NEC B. There are acoustic shadows behind attached or semi-detached dwellings that fall within NEC A. The east-facing façade, together with part of the northern and southern returns, falls within NEC C.

It is suggested therefore that, in the light of these conclusions, and the advice outlined in PPG24, that development could reasonably be permitted with appropriate conditions so as to ensure that protection from noise is both adequate and commensurate where deemed appropriate.

The most recent report incorporated an assessment to determine the suitability for residential development, in accordance with PPG24, along the full length of the WCML, and Manchester to Chester railway lines. In this respect, the Noise and Exposure Category (NEC) for the residential development has been determined based only on the noise contribution from the adjacent railway lines.

The night-time assessment was found to result in the higher NEC allocation. The majority of the development plots fall within NEC B with a stand-off distance to the NEC B/C boundary of approximately 50m from the WCML. This reduces to approximately 30m for the Manchester to Chester railway line due to fewer rail vehicle movements along this particular stretch of line. The eastern boundary of Sites 28B and 18 is located in close proximity to the NEC B/C boundary.

NEC B advises that noise issues should be taken into account when determining planning applications

and, where appropriate, conditions should be imposed so as to ensure an adequate level of protection against noise.

The NEC contour plots are based on an open site, and therefore do not include the proposed residential buildings. It is anticipated that the acoustic shadows behind those dwellings fronting directly onto the railway may fall within NEC A.

Transportation

A number of technical specifications were considered during the initial options testing of the Masterplan. Several key aspects have been established to which the Masterplan proposals must conform, outlined as follows:

- a) Ensure that proposed residential units are no greater than 400m or five minutes walk from the designated bus route;
- b) Ensure that the Village Street does not link directly to the Local Centre access road to discourage traffic from using this road to access the expressway. This will ensure that the peak number of vehicles using the Local Centre access road remains below 100, so to allow the village square element to have reduced kerb heights of 40mm;
- c) Locate accesses and orientate the new eastern Local Distributor Road purposely so as to encourage an equal split of traffic between the new Local Distributor Road, and the existing Walsingham Drive;
- d) The existing highway link to Windmill Hill, across the Bridgewater Canal will be upgraded and adopted as a new access. This will provide an important alternative link to the proposed southern development providing a permeable network to Sandymoor. The sharp bend has been realigned and the appropriate safety treatment added to bring the highway up to adoptable standards. This will ensure that vehicle speeds are kept low upon entering the development. It is the intention for this access route to be used by construction vehicles during the development of the southern Sandymoor sites.
- e) Do not provide a direct link from the proposed eastern Local Distributor Road past or through Site 28 to Runcorn Road, thus avoiding the situation whereby Sandymoor traffic utilises Moore Village to access the A56.

Upon the Masterplan being updated with regard to new plot extents and densities, the hierarchy of the highways was established. As the process progressed, junction layouts were amended so as to accommodate the revised highways orientation, and the access points into each individual plot. The modifications were required to meet with Halton Borough Council highway standards, taking into account aspects including road type, junction spacing, frontage access, and visibility.

A street hierarchy has been developed since the outcome of the public exhibition held at Sandymoor Hall in April 2005 which highlighted the overwhelming desire amongst existing residents for traffic calming measures to be implemented.

Drainage and Flood Risk

An initial Section 105 flood mapping study was undertaken to assess the extent of inundation in a 100 year flood event.

Following flooding in August 2004 the Environment Agency instigated further modelling to reassess the extent of flood risk on Keckwick Brook. This study, which was delivered in November 2006, demonstrated an increased area of floodplain at Sandymoor.

This redefinition of the floodplain forced a change in the 1999 Masterplan layout and led to the redistribution of land use within the site. Water-compatible development such as leisure/recreational land was directed to the floodplain, while residential development was diverted towards areas outside of the floodplain.

“Planning Policy Statement 25: Development and Flood Risk” (PPS25) was introduced in December 2006 to ensure that future development is safe without increasing the risk of flooding elsewhere. Flood Risk Assessments are now required for all sites in excess of 1ha in area or which are within the 100 year floodplain.

The “Sandymoor Proposed New Residential Development - Flood Risk Assessment” (August 2007), assessed the impacts of flooding on the site and also the potential effect of the proposed development on flood risk elsewhere in the catchment. In accordance with PPS25 this was required to support the separate planning applications submitted in connection with the Sandymoor Master Plan.

The “Sandymoor Proposed Local Centre Development – Flood Risk Assessment” (August 2007) supported the detailed planning application

for the development of the Local Centre site within the context of the overall Sandymoor Masterplan.

The Flood Risk Assessments have developed detailed flood mitigation measures to manage flood risk within Sandymoor, whilst ensuring that flooding is not exacerbated elsewhere. The proposed development site will be defended against flooding by creating a series of on-line and off-line flood storage areas and by physically raising vulnerable residential development areas above the 1% (100 year) flood level. The off-line storage areas will be constructed on the recreation land towards the north of the development, whilst the on-line flood storage will be created within the brook by reprofiling the existing channel to increase capacity. The excess material from the excavation of the flood storage areas will be utilised on site to physically raise ground levels. These flood mitigation measures will maximise the developable land within the site whilst ensuring that there is no loss of floodplain storage within the brook/floodplain system.

An agreed freeboard allowance will be applied to take account of the potential impacts of Climate Change and tolerances within the computational hydraulic model. This will ensure that the design for the flood mitigation measures will be suitably robust.

Landscape and Visual

An Arbouricultural Management Report was published in October 2002. This identified important trees and hedgerows within Sandymoor, and provided detailed information relating to their state of condition. An Amphibian Survey was issued concurrently. This identified the location of Great Crested Newts, Smooth Newts, Frogs and Water Voles at Sandymoor.

The Masterplan proposes the relocation of newts to two conservation areas, and the enhancement of habitat along the waterways so to encourage water voles and other small mammals.

Ecology and Nature Conservation

A detailed Ecological Assessment was undertaken in 2004/05, essentially providing an update of the two previous reports, with the addition of Phase 1 habitat surveys. Existing areas of woodland, managed by the Woodland Trust, were identified, and their requirements in relation to development were discussed in detail. Based on a series of guidelines established by the Woodland Trust, it was concluded that buildings would have a stand-off distance of 20m from the tree canopies, whilst limiting or preventing access to the woodland, except via recognised access points.

A combination of issues relating to electricity pylons, flood risk areas, noise corridors and sewer easements assisted in the formulation of the landscape strategy of wildlife corridors to the east, west and central areas of Sandymoor. The more formal urban spaces have been located in association with the floodplain, The Ride, and the Village Green. Discussions were held between the consultant team and the Council to assess in more detail the specific use(s) of these areas. These comprised of meetings with the relevant landscape and ecological officers based at the Council. Factors that were considered included the implementation of the UDP 'Greenways' plan, which included the provision of strategic footpaths and cycleways, and a bridle path around Sandymoor.

Geotechnical and Topographical

The geological review of Sandymoor, and the available exploratory hole records, indicate that the entire site is underlain by glacial till, comprising marine and estuarine alluvium, blown sand and localised clay, and rocks of the Triassic Mercia Mudstone and Sherwood Sandstone groups.

Further investigation of a geotechnical nature comprising shell and auger boreholes, and trial pits including associated geotechnical testing, is considered necessary for certain areas. For example, this will include those areas where there is presently no information on ground and groundwater conditions, (Plots 17 and 18a), and in areas with limited information (areas adjacent to the Bridgewater Canal to the south, Plots 12 and 21A).

There is no evidence through previous site history to suggest that the site has been contaminated as a result of previous use(s). The majority of Sandymoor has essentially remained as agricultural land, with extensive residential development within the immediate surrounding areas.

The majority of the Sandymoor development area has been covered by topographical surveys. However, due to the nature of the site, further inspections may be required on an individual site-by-site basis. Sandymoor is predominantly flat in nature, but falls gently from the south towards the Mersey Basin situated to the north. A lower, wetter area is found in the north-east corner of Sandymoor.

Recreation and Amenity

The formulation of open space provision at Sandymoor has been based on the utilisation of the identified areas of constraint, rather than following the layout of the previous 1999 Masterplan.

The 6 broad areas of constraint comprised of:

1. Areas affected by noise from railway lines;
2. Areas underneath high voltage power cable;
3. Areas affected by flooding;
4. Narrow corridors alongside the main brooks;
5. Established open space adjacent to existing houses;
6. Existing woodland.

Each of the above constraints has influenced the spread and location of the formal and informal open space, whilst in addition naturally sub-dividing each area for development.

The Halton BC '*Audit of Open Space*' expressed the need for playing pitches to be developed at Sandymoor, as shown on the 1999 Masterplan. Playing pitches are a valuable asset, but only where and when they are usable. Obviously, allowing these to flood occasionally is preferable to properties flooding. Sandymoor will accommodate more pitches than is required to meet local needs, and thus represents the best use of land identified as being at risk from flooding. Existing houses situated near to the floodplain have previously encountered problems with flooding, and therefore the Masterplan seeks to minimise the impact of this on future development, whilst concurrently introducing mitigation measures to protect existing dwellings.

It is considered that open space for wildlife should be provided in the more remote parts of Sandymoor, and should not be surrounded by residential development. This explains the use of the edges of Sandymoor, and the southern part of the site for this purpose.

To establish play area provision, the National Playing Fields Association '6 acre standard' (2.4ha) per 1000 population has been conformed to.

It is estimated that Sandymoor will comprise of an average population of 2.2 people per dwelling, providing for a total population of approximately 5,000. Based on this calculation, the open space provision required throughout Sandymoor equates to an overall total of 12 hectares. However, it is estimated that the Sandymoor Masterplan has provided for 49.37 hectares of formal and informal areas of open space.

Urban Form and Density

The density of existing development at Sandymoor was initially estimated to average around 22 dwellings per hectare. PPS3 '*Housing*' has identified the need to raise these densities in order to create more sustainable communities. 1,423 dwellings are

expected to be built on a developable area of around 37 hectares. The Sandymoor Masterplan responds to this guidance, and proposes an average density across the site of around 35 dwellings per hectare. Dependent upon location and local conditions, it is envisaged that densities will vary at a rate of between 20-60 residential units per hectare throughout Sandymoor.

The urban form of development will also differ to that at present. Existing development is characterised by inward-looking groups of houses clustered around cul-de-sacs. This has had a detrimental impact with regard to generating poor public realm, whilst simultaneously providing a lack of variety in both the nature and mix of development. The revised Sandymoor Masterplan proposals conform to the guidelines established through *By Design*, and the *Urban Design Compendium*.

Concept of Development

A series of concept studies, based on the initial understanding of the opportunities and constraints at Sandymoor, have previously been generated. The advantages and disadvantages of each were subsequently appraised during two stakeholder consultation events (31/08/04 and 19/09/04). This was accompanied by a design rationale that established the basis of each different option. The concept studies incorporated amendments to the original 1999 Sandymoor Masterplan as a result of the identification of an extended area of floodplain within the northern area of Sandymoor.

The appraisal and consultation relating to each of the issues led to a preferred option being determined. This has since become the basis of the conceptual Masterplan. The main impact upon the Masterplan as a result of the revised floodplain area has been to further reduce the area of developable land. The extent of the development land has subsequently been redefined, and resulted in the following proposals:

- Relocation of the playing fields to the northern lying floodplain area from southern Sandymoor, thus releasing compensatory housing land;
- Establish the potential to reduce the width of the noise buffer through the broad acceptance that mitigation measures will be implemented through architectural and other means;
- Rationalise wildlife corridors and newt habitat to a new conservation area at the southern tip of the site in order to create more appropriate development sites, and consolidate open space between Brook and Bog Woods;

- Complete ‘*The Ride*,’ initially by establishing a counterbalance to the Village Green, and latterly by continuing it to a canal-side destination at the southern tip of the site;
- Reconfigure and rationalise the movement network to create a clearly understood street system. This comprised designing streets in areas identified as possessing a development constraint, including areas comprising powerlines and woodland.

Generic sustainability baseline information

The Council has identified a range of generic sustainability baseline information that it feels needs to be considered with all SA applied to land use plans and policies. This baseline information relates closely to the sustainability issues identified in the following section. Appendix A outlines the generic baseline information.

Predicted future baseline information

The current generic baseline information set out in Appendix A will continue to be used until such a time as it is felt a review of the baseline is required. Situations that may require the baseline information to be reviewed could include

- a New baseline information emerging that better reflects the current objectives in the sustainability framework;
- b Changes to the objectives in the sustainability framework; and
- c Direction from a consultation body that baseline information needs amending.

It is felt that the current generic baseline information represents a competent rationale for assessing the sustainability issues that are relevant to Halton and the wider area, specific baseline information to assess the effect of the proposed Sandymoor SPD. Therefore information relating to specific issues that the intended SPD is proposed to contribute towards were used for the function of establishing the purpose of the proposed SPD and its draft content.

4.2 Difficulties in collecting data and limitations of the data

The existing baseline information, which is contained within the Sustainability Appraisal Framework (SAF) contains some omissions, this is because presently targets, base dates and figures, and

sources have not been established for some indicators. This is largely due to the difficulties associated with accurate data collection such as the information being out of date and the reliance on external bodies collecting the data. Reliance on external bodies may also result in some baseline data not being collected in the future.

4.3 The SA Framework, including Objectives, Targets and Indicators

In determining an appropriate SA approach to apply to this SPD, it is important to draw upon sources that identify those sustainability issues that are relevant to Halton and the wider area. This can be achieved by identifying issues that are:

- a based upon sound quantitative analysis; and
- b involved extensive community participation in setting sustainability priorities.

There are two sources that identify sustainability issues relevant to Halton that meet criteria a) and b) above. The sources selected are the Sustainability Framework for the North West – Action for Sustainability, produced by the North West Regional Assembly (NWRA), and the Halton Community Strategy. The rationale for selecting these two sources was addressed in section 2.1 within this report.

These two sources identify the following sustainability issues as being important to the North West and Halton.

Action for Sustainability

The NWRA adopted, Action for Sustainability (AfS) in 2000, which is currently being updated. It recognises that the path to true sustainable development involves tough, often controversial choices. The sustainability framework aims to establish a firm foundation for sound, balanced decision-making that takes the region's economic, environmental and social needs into full account. The AfS was developed through a consultation exercise involving 600 individuals and organisations, a draft was then distributed across the region and to key national organisations. In all 1,200 copies were distributed. From this, ten priorities for AfS to address were identified and a vision for 2020 established.

The AfS has a vision for 'A North West that embraces sustainable development as the sound foundation for delivering an improved quality of life for the people of the region and across the world'.

The vision has been translated into a number of priorities and long term goals for the North West:

- **Sustainable transport and access**, reducing the need to travel and allowing access for all to places, goods and services;
- **Sustainable production and consumption**, ensuring that energy and resources are used both efficiently and effectively by all;
- **Social equity** that respects, welcomes and celebrates diversity and allows all communities and generations a representative voice;
- **Biodiversity and landscapes** that are valued in themselves and for their contribution to the region's economy and quality of life;
- **Active citizenship** that empowers people and enables them to contribute to issues that affect the wider community;
- A culture of **lifelong learning** that allows people to fulfil their duties and potential in a global society by acquiring new skills, knowledge and understanding;
- **Cultural distinctiveness**, nurturing and celebrating our diversity to create a vibrant and positive image;
- An active approach to reducing our contribution to **climate change** whilst preparing for potential impacts;
- **Healthy communities** where people enjoy life, work and leisure and take care of themselves and others; and
- **Enterprise and innovation**, harnessing the region's educational and scientific resources and the creative and entrepreneurial skills of its people to achieve sustainable solutions.

These in turn have been translated into a number of regional sustainability objectives. These objectives have been developed so that every organisation, business and individual can take ownership of them and take them into account in their actions.

Halton Community Strategy 2002/03 2005/06

The Community Strategy (CS) for Halton was developed by Halton's Local Strategic Partnership (LSP) - the Halton Strategic Partnership Board. The Halton Community Strategy 2002/2003 to 2005/2006 has been selected as it offers the most robust framework for testing the extent that this SPD contributes towards achieving sustainable

development within Halton because:

- a The CS was produced in accordance with the Local Government Act 2000. Part I (4) of the Act states that "Every local authority must prepare a strategy (known commonly as a Community Strategy) for promoting or improving the economic, social and environmental well-being of their area and contributing to the achievement of sustainable development in the United Kingdom" Therefore the priorities, objectives and targets contained within the CS seek to achieve and monitor progress towards achieving sustainable development;
- b One of the stated guiding principles of the Strategy is "Improving the quality of life for today's Halton residents without jeopardising that of future generations and enhancing the biodiversity of the area". Therefore if this SPD has negative implications for the priorities, objectives and targets contained within the CS, it would by virtue have negative implications for seeking to achieve sustainable development; and
- c The CS was developed with a clear rationale, based on quantitative evidence (contained in the 'State of the Borough' report) and through the involvement of the community. Involvement of the community is achieved through the membership of Halton Strategic Partnership Board that brings together representatives from all sectors of life in the Borough; and through the community consultation process that helped shape the CS. This ensures that the priorities, objectives and targets within the strategy provide a SA methodology framework that is relevant to the community, with realistic quantitative and qualitative targets set.

The Vision of the CS is "Halton will be a thriving and vibrant Borough where people enjoy a good quality of life with:

- good health;
- a high quality, modern urban environment;
- opportunity for all to fulfil their potential;
- greater wealth and equality; and
- safe and attractive neighbourhoods."

The CS sets the strategic direction through until 2005/6 by identifying a number of priorities for improving the quality of life in Halton Borough, centred around five strategic priorities:

- Improving health
- Promoting urban renewal

- Enhancing life chances and employment
- Increasing wealth and equality
- Ensuring safe and attractive neighbourhoods

The CS and AfS set out the sustainability issues and accompanying targets appropriate to this SPD. These are outlined in Appendix A. The Sustainability Appraisal Framework (SAF) has been tested against itself and the proposed purpose and principles of the intended SPD. At this stage it is not envisaged that there is any conflict between the objectives. No weighting has been apportioned to any one of the SA objectives, as no priority is considered more important than another.

4.5. Main Social, Environmental and Economic Issues and Problems Identified

The SAF (Appendix A) has been produced to reflect the main social, environmental and economic issues and problems identified through consultation with the people of Halton, supplemented by broader sustainability issues identified through regional consultation (as discussed throughout this report).

5 Plan Issues and Options

5.1 Main strategic options considered and how they were identified

Three strategic options for delivering the purpose of the draft SPD were considered. These were identified and considered as part of the Pre-Production Scoping Report to this SA. This approach was taken as it was felt important that before the Council resources were committed to progressing the policy response selected to deliver the intended purpose of the SPD, the option selected was:

- a based on which would address the issues identified in the scoping report;
- b most likely to contribute to achieving sustainable development, and
- c supported by the statutory consultation bodies and other stakeholders.

In summary the options considered during the pre-production scoping stage were identified based on the preliminary purpose and geographical coverage of the intended SPD. The coverage of the SPD is not borough wide, and therefore directly relates to the identified geographical area of Sandymoor. The preliminary purpose and coverage were consulted upon, and neither has been amended as a result of responses to the consultation exercise. The comments received in relation to the Pre-Production Scoping Report consultation and the Council's responses are contained in Appendix B.

Therefore the preferred option identified and selected in the Pre-Production Scoping Report is the option appraised within this SA. For comprehensiveness the options considered at that stage in the process are contained in Appendix E.

5.2 How Social, Environmental and Economic Issues were considered in comparing the options and choosing the preferred option.

As stated in 5.1 the purpose and coverage of the intended SPD were tested as part of the Pre-production Scoping Report and have not been amended as a result of the consultation exercise. The report included the formal screening exercise required by Strategic Environmental Assessment (SEA) regulations. This exercise made an initial assessment of the characteristics of the proposed SPD, and its (environmental) effects, and of the area likely to be affected by it. This assessment demonstrated that the purpose and coverage of SPD would not have a significant environmental effect.

This process also contributed to identifying the limited scope of the SPD, that it will only provide additional practical guidance to policies that have already been scrutinised and consulted upon through the plan making process, which are adopted in the Unitary Development Plan (UDP). This recognised that the UDP itself been through the Sustainability Appraisal process. The screening process identified that the purpose of the SPD is to promote sustainable development by creating a more pleasant, healthier and safer environment. The statutory SEA bodies and other stakeholders have agreed with the Council's conclusions during the screening process.

The preferred option for delivering the purpose of the intended SPD has been established and tested through the Pre-Production Scoping Report, it is recognised as contributing to achieving sustainability and that its scope is only to provide additional practical guidance. This is felt to represent a sufficient scrutiny of comparison of the options identified. It also establishes that the preferred option that has been selected is commensurate to the scope of the intended SPD.

5.2 Other Options Considered

This was established and consulted upon as part of the Pre-Production Scoping report. The relevant extract is contained in Appendix E.

5.3 Proposed Mitigation Measures

No proposed mitigation measures were considered necessary at this stage in the process, because of the scope of the SPD and its purpose of providing supplementary practical guidance to the adopted UDP.

6 Assessment of the Social, Environmental and Economic Effects of the draft Sandymoor SPD

6.1 Significant Social, Environmental and Economic Effects of the draft SPD

The Pre-Production Scoping Report, which incorporated the formal SEA screening statement, established that the intended SPD was unlikely to have a significant environmental effect. Additionally the screening statement established that the intended scope of the SPD will be to provide additional practical guidance to policies within the adopted UDP. Within the context of this, an assessment of the likely social, environmental and economic effects can be made to accompany the draft Sandymoor SPD. This assessment is set out in Appendix D.

The assessment tests the likely effects that the proposed SPD will have on the social, environmental and economic objectives set out within the Sustainability Appraisal Framework (SAF). These objectives relate to the indicators derived from the Halton Community Strategy and the Regional Sustainable Development Framework for the North West. This ensures that the SPD is tested against local and regional priorities, as stated in section 2.1 of this SA. The SAF was established in the Pre-Production Scoping Report and is contained in Appendix A.

6.2 Consideration of Social, Environmental and Economic Problems in Developing the draft SPD

The pre-production stage enabled the identification of the social, environmental and economic problems relevant to Halton and to the intended purpose of the SPD, this was mostly through the collection and analysis of baseline information. This process influenced the preliminary purpose of the SPD (which remains unchanged) and the preferred option to achieve its delivery. Additionally, the approach taken in relation to the SA, was also identified. These issues were 'tested' and consulted upon through the Pre-Production Scoping Report consultation. The outcome of this consultation led to the production of the SPD which continued to take into account the relevant social, environmental and economic problems that could be addressed through the purpose of the SPD.

6.3 Proposed mitigation measures

No proposed mitigation measures were considered necessary after the testing of the SPD against the

objectives contained within the SAF because the assessment did not identify any issues that could be suitably mitigated for. Additionally, the scope of the SPD and its purpose of providing supplementary practical guidance to the adopted UDP means that necessary policy checks are in place that afford greater protection to areas such as protected wildlife habitat, which the SPD is supplementary to.

6.4. Uncertainties and Risks

The assessment of the likely effects that the proposed SPD will have on the social, environmental and economic objectives (as set out in Appendix D) identified that the effect of the SPD on a number of objectives was difficult to determine. This creates a degree of uncertainty in relation to the effects of the SPD. Additionally, the incremental cumulative nature of the changes that the SPD will make to places is difficult to test and predict against the objectives in the SAF.

7 Implementation

7.1 Links to other tiers of plans and programmes and the project level

The strategy for implementation of the proposed SPD, once adopted as a formal SPD will include Council Officer training in relation to the guidance set out in the SPD. This is to ensure that its purpose is achieved more consistently across the Borough. The SPD will also be actively signposted by relevant Officers to ensure that the development industry is fully aware of the content of the SPD, and take it into account within their proposals.

The Halton Local Development Scheme 2005 (LDS) also identifies a number of other SPDs that will be produced over the LDS period that will address matters in relation to design. These include the following SPDs: Design of New Commercial and Industrial Development; Design of New Residential Development, and;

Transport and Accessibility. These SPDs will need to take into account the guidance set out within the Sandymoor SPD to ensure a consistent policy approach towards design is maintain within the Halton Local Development Framework. As Development Plan Documents replace the Unitary Development Plan, it will be necessary to ensure that a suitable policy is provided to create the linkage through to the SPD.

7.2 Proposals for Monitoring

The objectives, targets and indicators contained within the SAF will be monitored as part of the Council's Annual Monitoring Report. This will bring together the monitored data from their source, such as the Regional Sustainable Development Framework for the North West monitoring report, and collect data deficits where appropriate.

Appendix A: Sustainability Appraisal Framework

Part 1- Local Objectives				
SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Local Social Objective 1: To promote a healthy living environment and lifestyles to protect the health of the public, sustain individual good health and well-being, and help prevent illness.				
Population & Human Health	Community Strategy Improving Health	Life Expectancy at Birth	Narrow the gap between life expectancy at birth in Halton and the national average by at least 10% by 2010.	From birth onwards, women in Halton UA Authority can expect to live an average of 78.92 years and men to live an average of 73.83 years. This compares to a life expectancy of 80.4 for women and 75.8 for men for all England and Wales.(Source: North West Public Health Observatory, 2004)
Population & Human Health	Community Strategy Improving Health	Death Rate	Reduce the overall death rate in Halton by 10% by 2010.	In 2001, the overall death rate in Halton PCT was 1033.97 for every 100,000 of the population compared to 1113.8 for the North West as a whole. (Source: North West Public Health Observatory, 2004)
Local Social Objective 2: Reassure the community and reduce fear of crime.				
Population & Human Health	Community Strategy - Ensuring safe and attractive neighbourhoods	Fear of crime	Achieve a reduction in fear of crime as measured by public opinion surveys, with the people feeling more reassured in relation to community safety from Spring 2004 baseline.	Annual Surveys show the fear of crime has reduced by 42% since 2000. (Source: Halton crime and community safety survey, reported in Halton Strategic Partnership Annual Report 2003/2004)
Local Social Objective 3: To maximise an individuals potential to increase their income.				
Social Inclusiveness	Community Strategy Increasing Wealth and Equality	Index of Multiple Deprivation	Reduce the gap between average household income in Halton and the UK average by 3 points by 2010. This is a moving target as UK average may also change.	Gap closed by 4 points by 2003 (Source: Office of the Deputy Prime Minister)
Social Inclusiveness	Community Strategy Increasing Wealth and Equality	Index of Multiple Deprivation	Improve Halton's ranking in Government Index of Multiple Deprivation to 40th by 2010.	Halton ranked 30th in 2004 index (Source: Office of the Deputy Prime Minister)
Local Economic Objective 1: To contribute towards reducing the unemployment rate in Halton and increasing the economic activity rate.				

Part 1- Local Objectives

SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Economic Development	Community Strategy Enhancing Life Chances and Employment	Employment Rate	Reduce the unemployment rate in Halton to the regional average by 2006 current regional average 2.8%, Halton 3.8%. This is a moving target as regional average may also change.	Employment Rate (Working age) - 55.3% Unemployment rate (Working age) - 7.3% Economic Inactivity (Working age) - 40.4% (Source: Office of National Statistics, Labour Market Summary for Halton; March 2002 to February 2003, not seasonally adjusted)
Local Economic Objective 2: Remould and enhance the three town centres (Runcorn Old Town, Runcorn Halton Lea and Widnes Town Centre) and adjacent residential areas.				
Economic Development	Community Strategy Promoting Urban Renewal	Footfall	Increase the footfall through the town centres year on year.	Base and source to be determined.
Economic Development	Community Strategy Promoting Urban Renewal	Average town centre rents	Increasing levels of rent from base rate.	Base and source to be determined.
Economic Development	Community Strategy Promoting Urban Renewal	Vacancy rates	Decrease vacancy levels from base rate.	Base and source to be determined.
Local Economic Objective 3: To improve the overall image of the Borough in order to attract regenerative investment, by maximising attractiveness of waterfront areas and canals in particular.				
Economic Development	Community Strategy Promoting Urban Renewal	Business Community Perceptions	Improve the appearance and perception of the area by 10%.	As measured by business community survey, base to be determined. (Source: Halton Strategic Partnership Annual Report)
Economic Development/ Cultural Heritage and Landscape/ Water and Soil	Community Strategy Promoting Urban Renewal	Land Reclamation	Reclaim 40 hectares (of derelict or contaminated land by 2006).	From 1st April 2002. (Source: Halton Strategic Partnership Annual Report)

Part 1- Local Objectives				
SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Local Environmental Objective 1: To bring about environmental improvements in all areas of the Borough reflecting the priorities of the public to improve public perceptions and attractiveness.				
Cultural Heritage and Landscape	Community Strategy Ensuring Safe and Attractive Neighbourhoods	Residents' Satisfaction	Raise the level of residents overall satisfaction with attractiveness of the neighbourhood/area where they live by 10% by 2006.	From 2002 baseline. (Source: residents survey conducted by Halton Strategic Partnership)
Water and Soil	Community Strategy Ensuring Safe and Attractive Neighbourhoods	Percentage of total waste (in tonnage) recycled and or composted	Targets (percentage): - 2004/05 13% Recycled 9% Composted 2005/06 15% Recycled 10% Composted 2006/07 15% Recycled 10% Composted.	2003/04 actual rates (percentage): 11.92% Recycled 5.78% Composted. (Source: Halton Best Value Performance table 2004/05)
Cultural Heritage and Landscape/ Social Inclusion	Community Strategy Ensuring Safe and Attractive Neighbourhoods	Percentage of new homes built on previously developed land	Seek to achieve annual targets as set out by various organisations: <ul style="list-style-type: none"> • 60% in National Planning Policy Guidance 3 (PPG3) Housing • 55% Unitary Development Plan between 2002 – 2016. 	42% achieved in 2003/04. (Source: Best Value Performance Plan 2004/05)
Local Environmental Objective 2: To safeguard and improve air quality in Halton.				
Climatic Factors/ Air	Community Strategy - Ensuring Safe and Attractive Neighbourhoods	Air Quality	To meet all air quality objectives by the specified date, as set and amended by Department for Environment and Rural Affairs. Objectives are contained in the Air quality strategy for England, Wales, Scotland and Northern Ireland; it can be viewed at - www.airquality.org.uk .	From 2004 baseline. (Source: DEFRA air quality data)
Local Environmental Objective 3: To promote an integrated transport system that balances the need for people and goods to move around, including improved accessibility to local services, whilst also reducing the adverse impact on local neighbourhoods and the environment from traffic pollution and noise.				

Part 1- Local Objectives

SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Population and Human Health/ Climatic Factors/ Air	Community Strategy - Ensuring Safe and Attractive Neighbour-hoods	Bus Passenger Journeys (i.e. boarding's) per year in Halton	Increase bus patronage by 5% by 05/06.	2000/03 - 6,121,200. (Source: HBC Local Transport Plan Annual Progress report for 2002/03)
Population and Human Health/ Climatic Factors/ Air	Community Strategy - Ensuring Safe and Attractive Neighbour-hoods	Journeys to work and school by bicycle and walking	Increase cycling to 6% of all journeys to work and 2% of all journeys to school by 05/06. Increase walking to 9% of all journeys to work and 55% of all journeys to school by 05/05.	00/01 - Cycling accounts for 3% of journeys to work and 1% of journeys to school 00/01 - Walking accounts for 7% of journeys to work and 50% of journeys to school. (Source: HBC Local Transport Plan Annual Progress report for 2002/03)
Population and Human Health/ Climatic Factors/ Air	Community Strategy - Ensuring Safe and Attractive Neighbour-hoods	Number of people killed or seriously injured on roads in Halton	To reduce the number of people killed or seriously injured on roads in Halton to 80 (01/05 average).	1994 - 1998 average of 33 people killed or seriously injured on roads in Halton.

Part 2: Regional Objectives

SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Regional Social Objective 1: To protect, enhance and manage the sub-region's rich diversity of cultural and built environment and archaeological assets.				
Cultural heritage and landscape	Regional Sustainable Development Framework for the North West	Number of listed Buildings on 'at Risk' Register	No target set at present.	Daresbury Hall, Daresbury Lane Grade II* Listed Building and in a Conservation Area - Condition classed as POOR which means a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building and the priority level is A which means it is at Immediate risk of further rapid deterioration or loss of fabric; no solution agreed. Undercroft of West Range, Norton Priory - Scheduled Ancient Monuments, Not Listed Condition classed as POOR which means a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building and the priority level is C which means it faces slow decay; no solution agreed.(Source: English Heritage, Buildings at Risk Register 2003)
Regional Social Objective 2: To improve local access to good quality, affordable and resource efficient housing.				

Part 2: Regional Objectives

SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Social Inclusion	Regional Sustainable Development Framework for the North West	Proportion of unfit private dwellings made fit or demolished as a result of direct action by Halton BC	Targets: <ul style="list-style-type: none"> • 9.10% by 2004/05 • 9.20% by 2005/06 • 9.30% by 2006/07 	9.9% in 2002/03 (Source: Halton Best Value Performance table 2004/05)
Social Inclusion	Regional Sustainable Development Framework for the North West	Ratio between average price and average salary	Target not to be set.	2003/04 - average price to salary ratio of 4.9, compared to regional average of 5.3 (Source: land Registry and New earnings survey by NOMIS)
Social Inclusion	Regional Sustainable Development Framework for the North West	Average Standard Assessment Procedure (SAP) energy rating of LA owned dwellings	Targets (rating out of 100): <ul style="list-style-type: none"> • 62 by 2004/05 • 62.5 by 2005/06 • 63 by 2006/07 	61.69 in 2002/03. (Source: Halton Best Value Performance table 2004/05)
Regional Economic Objective 1: To improve educational achievement, training and opportunities for lifelong learning and employability.				
Social Inclusion/ Economic Development	Regional Sustainable Development Framework for the North West	Adult Education	Increase participation in adult community education programmes by 3% by 2005.	5.4% of population currently participating. (Source: Halton Best Value Performance table 2004/05)

Part 2: Regional Objectives

SA/ SEA Topic	Objective Source	Indicator	Target	Baseline Data
Social Inclusion/ Economic Development	Regional Sustainable Development Framework for the North West	Percentage of 15 year old pupils in schools maintained by the local education authority achieving five or more GCSEs at grades A*-C or equivalent	Target to achieve: <ul style="list-style-type: none"> • 50 % by 2004/05 • 54% by 2005/06 • 56% by 2006/07 	2002/03 - 42.7%. (Source: Halton Best Value Performance table 2004/05)
Regional Economic Objective 2: To increase use of locally produced goods, foods and services.				
Economic Development	Regional Sustainable Development Framework for the North West	To be determined.	Target to be set.	Base and source to be determined.
Regional Environmental Objective 1: To increase the proportion of energy generated from sustainable and renewable sources.				
Air/ Climatic Factors/ Economic Development	Regional Sustainable Development Framework for the North West	To be determined.	Energy White Paper 2003 set a national target that 10% of the UK's electricity supply comes from renewable source by 2010; 15% by 2015 and 20% by 2020.	Base and source to be determined.
Regional Environmental Objective 2: To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance.				
Biodiversity, fauna and Flora/ Water and Soil	Regional Sustainable Development Framework for the North West	Percentage of Halton Biodiversity Action Plan targets achieved.	No target to be set.	Base and source to be determined.
Biodiversity, Fauna and Flora/ Water and Soil	Regional Sustainable Development Framework for the North West	Condition of Sites of Special Scientific Interest	No target to be set.	Flood Brook Clough SSSI - 100% Unfavourable (no change) (Assessment 30/04/00). Mersey Estuary SSSI - 99.95% Favourable, 0.05% Unfavourable (recovering) (Assessment 03/07/03). Red Brow Cutting SSSI - 100% Favourable (Assessment 05/06/01). (Source: English Nature)

Appendix B: Statement of Consultation: Strategic Environmental Assessment (SEA) and Sustainability Assessment (SA) process

Draft Supplementary Planning Document (SPD): Sandymoor Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) - Statement of Consultation

SA Pre-production Scoping Report (incorporating SEA screening statement): **2nd February 2006 – 16th March 2006.**

Date of consideration of representations: **February 2006 – April 2006.**

Consultee	Date Received and How Responded	Comments	Response
Environment Agency	22 February 2006 Written Response	<ul style="list-style-type: none"> EA welcomes and supports the inclusion of '<i>Biodiversity and Landscapes</i>' as long-term priorities in the SA for Sandymoor. The development of Sandymoor provides an ideal opportunity to sensitively incorporate a '<i>Sustainable Urban Drainage System</i>' (SUDS). Reedbed and wetland creation would enhance biodiversity, and contribute to the Cheshire and Halton Biodiversity Action Plan (BAP) targets for Phragmites Reedbed. Reference should be made to existing flood storage basins adjacent to Keckwick Brook downstream in Manor Park. Opportunities exist to enhance and undertake sensitive remedial works to the channellised Keckwick Brook Corridor. The EA will object to any residential development in areas of high flood risk. The EA supports the development of open space in flood-risk areas. 	<p>Existing sewerage system designed to accommodate surface water drainage. Roof drainage/SUDS where appropriate.</p> <p>Opportunity for Phragmites Reedbed is contained in area designated for wildlife and particularly in the southern Sandymoor nature reserve area.</p> <p>As part of overall wildlife strategy the existing brooks will be enhance to improve wildlife habitats.</p>

<p>English Heritage</p>	<p>6 February 2006 Written Response</p>	<ul style="list-style-type: none"> • EH acknowledge the conclusion that the SPD is unlikely to have significant environmental effects, and thus does not require a SEA. • Identify that the Scoping Report does not include information on the historic and built character of the area in the section on <i>Site-Specific Baseline information</i>. • EH suggest that the baseline information be supplemented by an appraisal of the 'landscape and townscape character' of the area to identify areas of importance, and areas for protection and enhancement. This is considered important in reference to the aims of the SPD; to promote high-quality design and create a sense of place. 	<p>The character of the area has been formed by the 80's/90's development. There is a chance to create a unique new character at Sandymoor. No formal appraisal has been published but as part of design process the important landscape and townscape characteristics have been identified, and protected and enhanced where possible.</p>
<p>Countryside Agency</p>	<p>27 February 2006 Written Response</p>	<ul style="list-style-type: none"> • CA consider that the draft SPD for Sandymoor is unlikely to have a significant effect on the landscape, nor the enjoyment of it through access. • The Scoping Report does not refer in detail to landscaping issues. 	<p>The draft Masterplan has taken into account effects on the local landscape and has also recognised and enhanced access to the wider countryside as well as providing access through the development.</p>
<p>English Nature</p>	<p>27 February 2006</p>	<ul style="list-style-type: none"> • No comment 	<p>N/A</p>

Appendix C: Strategic Environment Assessment (SEA) Screening Report

C1 Requirements of the SEA Regulations

The Environmental Assessment of Plans and Programmes Regulation 2004 (from now on referred to as 'the regulations'), places an obligation on the Council to undertake a Strategic Environmental Assessment (SEA) on land use and spatial plans. Part of this process includes a screening exercise to determine the need for a SEA to be undertaken, by assessing if the proposed plan is likely to have any significant environmental effects. This screening process stage is particularly relevant where the plan being proposed can be considered to be small scale. The Sandymoor Supplementary Planning Document (SPD) can be considered to be a small-scale land use plan.

C2 Screening Process Methodology

The regulations provide a set of criteria for determining the likely significant effects on the environment of land use and spatial plans. These criteria are derived from Annex 2 of SEA Directive (2001/42/EC) and are set out in Schedule 1 of the regulations and can be summarised as:

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d Environmental problems relevant to the plan or programme; and
 - e The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a The probability, duration, frequency and reversibility of the effects;
 - b The cumulative nature of the effects;

- c The trans-boundary nature of the effects;
- d The risks to human health or the environment (for example, due to accidents);
- e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f The value and vulnerability of the area likely to be affected due to:
 - i Special natural characteristics or cultural heritage;
 - ii Exceeded environmental quality standards or limit values; or
 - iii Intensive land-use; and
- a The effects on areas or landscapes, which have a recognised national, [European] Community or international protection status.

These criteria will form the framework of the screening process

C3 Screening Process for Supplementary Planning Document (Draft): Sandymoor

The intended purpose of the Sandymoor SPD is to build on the broad principles for the development of the area that are set out in the adopted Halton Unitary Development Plan (UDP). Recent changes to the planning system have meant that Local Planning Authorities should prepare a SPD in accordance with Part 5 of the Town and Country (Local Development) (England) Regulations 2004.

This SPD provides additional practical guidance and support for those involved in the planning of the new development.

The SPD's key aims are to:

- a *Create a mixed and inclusive community that offers a choice of housing and lifestyle through comprehensive development.*
- b *Promote high quality design to create an attractive environment and a sense of place and community;*
- c *Incorporate the latest 'best practice';*
- d *Give priority where possible to pedestrians and cyclists rather than cars;*
- e *Provide more opportunities for access to public transport;*

f *Making the most appropriate of land available and applying best practice sustainable principles;*

g *Working in partnership to achieve lasting quality and form of development, working collaboratively with public, private, voluntary and community groups to add value to the SPD.*

The intended geographical coverage of the SPD is site-specific. Using the criteria in Schedule 1 of the regulations as a framework, the requirement for the need to carry out a SEA on the intended Sandymoor SPD can be determined.

1. The Characteristics of the Proposed Sandymoor SPD	
Criteria	Assessment
(a) The degree to which the SPD sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Sandymoor SPD is intended to be supplementary and complementary to existing local development plan policies as outlined within the adopted Halton UDP (2005).
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy	It is intended that the scope of the SPD will be to provide additional practical guidance to local development plan policies that have previously been fully assessed and consulted upon during the plan-preparation process.
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development	An overriding aim of the SPD is to promote high-quality design through new residential development at Sandymoor, fundamentally through the preparation and implementation of Design Codes which in turn contribute to the creation of a safe and pleasant living environment for people in which to live.
(d) Environmental problems relevant to the SPD	The SPD promotes the quality enhancement of the built and green environment at Sandymoor. A high-standard of residential design should encourage the utilisation of transport modes aside from the private car, thus reducing greenhouse gas emissions. At the same time, adopting a high-quality design of development should assist towards ensuring that the existing character of the natural environment is respected and enhanced where possible.
(e) The relevance of the SPD for the implementation of [European] Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	There are no direct linkages with the implementation of European Community legislation.

2. Characteristics of the effects and of the area likely to be affected by the proposed Sandymoor SPD

Criteria	Assessment
(a) The probability, duration, frequency and reversibility of the effects	<p>The anticipated effect of the SPD will be to provide clear practical guidance for developers and the Council in relation to future residential development at Sandymoor during the course of the UDP Phase 2 housing period and beyond.</p> <p>Once adopted as part of the Halton Local Development Framework (LDF), the impacts of the SPD are expected to be long-term, in particular when taking into account the estimated duration of development at the site, and the permanency of new development.</p> <p>As part of the LDF process, the Sandymoor SPD will be subject to annual review, whereby its relevance and effectiveness will be monitored regularly. The LDF system allows for the SPD to be amended, replaced or deleted relatively easily if required.</p>
(b) The cumulative nature of the effects	<p>The cumulative nature of the effects of the SPD will be assisted by the promotion of a high design standard, which in turn will provide for a positive contribution with regards to enhancing the quality of the built environment for people in which to live. At the same time the SPD will ensure that new development at Sandymoor respects and enhances the existing character of the natural environment wherever possible.</p>
(c) The transboundary nature of the effects	<p>There are no trans-boundary effects arising from the SPD due to the intended scope of its purpose, and its site-specific geographical coverage.</p>
(d) The risks to human health or the environment (for example, due to accidents)	<p>There are no significant or likely risks to human health or the environment arising from the SPD.</p>
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<p>The Sandymoor SPD is a site-specific document. Therefore, the effects from the SPD will not be borough-wide, indeed they will concentrate predominantly upon the Sandymoor area.</p>
(f) The value and vulnerability of the area likely to be affected due to: i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use.	<p>The intended SPD is site-specific. It will not impact upon areas of value or vulnerability as identified in i - iii.</p>

2. Characteristics of the effects and of the area likely to be affected by the proposed Sandymoor SPD

Criteria	Assessment
(g) The effects on areas or landscapes, which have a recognised national, [European] Community or international protection status.	The Sandymoor SPD is site-specific and supplementary to adopted local planning policy. The practical guidance it will contain will be considered in the context of the local development plan policies in relation to the safeguard and enhancement of areas or landscapes which have a recognised national, community or international protection status. Therefore the SPD is not expected to have a negative effect on such areas, but will seek to offer additional guidance to promote the enhancement of existing natural features i.e. through the acknowledgement of local distinctiveness within the design of new development.

C4 Intermediate Determination of the need for an SEA

In accordance with Part 2(9) of the regulations, the Council, as the responsible authority consider that the intended Supplementary Planning Document (draft): Sandymoor is unlikely to have a significant environmental effect and accordingly does not require a Strategic Environmental Assessment.

The intermediate determination is subject to consultation with the bodies required under Part 1(4) of the regulations. Once responses from these bodies have been received the Council shall make a formal determination, subject to powers of the Secretary of State.

Appendix D: Testing the Purpose of the Sandymoor SPD against the Sustainability Appraisal Framework

Key



Positive Effect




Negative Effect












Neutral Effect


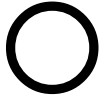





Unknown Effect

	Objective	Nature of Effect	Additional Comments
Local Social Objective	1. To promote a healthy living environment and lifestyles to protect the health of the public, sustain individual good health and well-being, and help prevent illness		By seeking to reduce crime, the fear of crime and anti-social behaviour, the Sandymoor SPD will promote the use of alternative transport modes from the private car in accordance with the Government’s key objectives, subsequently reducing car emissions and encouraging more frequent walking and cycling amongst residents, and resulting in positive long-term health implications. The Masterplan has been designed to specifically incorporate user-friendly walking and cycling routes to encourage higher levels of non-private car travel.

	Objective	Nature of Effect	Additional Comments
	2. Reassure the community and reduce fear of crime		It is acknowledged that crime and fear are by far the most important factors considered by people when assessing their quality of life. The Sandymoor SPD has sought to reassure the local community and reduce their fear of crime by conforming to <i>Secured by Design</i> guidance during the preparation of the Sandymoor Design Codes. The Masterplan and Street Design Guide Principles have been strongly influenced through the need to ensure the safety and security of the local community. The need for natural surveillance of areas of open space throughout Sandymoor is emphasised strongly throughout the SPD.
	3. To maximise an individuals potential to increase their income		The direct/indirect impact of the SPD on this objective is difficult to qualify. However, the SPD provides for the future development of a safe and secure educational facility at Sandymoor (if required), and good accessibility to external Schools, Colleges and Universities. It is anticipated that the development of a new Local Centre at Sandymoor will provide new employment opportunities for members of the local community. Within the wider Halton Borough there are several allocated Regional Investment Sites (RIS) comprising circa 126 hectares of land, in addition to a major allocated RIS in the neighbouring Warrington Authority. These sites will provide significant employment opportunities for the local community upon development. It will be essential for sufficient housing provision to be built within Halton to support the future development of these sites. Furthermore, Sandymoor is well served by the existing road network providing residents with quick and direct access to employment opportunities within the major North West cities of Manchester, Chester and Liverpool.
Local Economic	1. To contribute towards reducing the unemployment rate in Halton and increasing the economic activity		The direct/indirect impact of the SPD on this objective is difficult to qualify. However, sufficient housing provision will be required within Halton to attract new people and businesses to the Borough. Given the site's location and external transport linkages, Sandymoor provides an excellent opportunity towards satisfying this need.
	2. Remould and enhance the three town centres (Runcorn Old Town, Runcorn Halton Lea and Widnes Town Centre) and adjacent residential areas		The direct/indirect impact of the SPD on this objective is difficult to qualify. However, based on the site-specific nature of the SPD, it is unlikely to have any direct/indirect impact upon the town centres as listed. The SPD requires for existing residential amenity within and adjacent to Sandymoor to be retained and enhanced where possible during the planning and construction periods, and beyond.

	Objective	Nature of Effect	Additional Comments
	3. To improve the overall image of the Borough in order to attract regenerative investment, by maximising attractiveness of waterfront areas and canals in particular		Sandymoor is situated directly adjacent to the Bridgewater Canal, which runs along the western and southern boundaries of the site. The SPD seeks to maximise the potential of the canal frontage through the protection and enhancement of the waterfront. The SPD requires for existing environmental features to be retained and enhanced, and for pedestrian and cycleway linkages to be planned for and developed and subject to natural surveillance where the opportunity exists.
Local Environment al Objective	1. To bring about environmental improvements in all areas of the Borough reflecting the priorities of the public to improve public perceptions and attractiveness		The fundamental purpose behind the preparation of the SPD is to guide future residential development at Sandymoor, and to meet the housing requirements of Halton. As identified in the baseline information, the fear of crime is a significant concern of people living in the Borough. The SPD seeks to enhance the safety of Sandymoor residents through enhancing the quality and security of both public and private spaces, which in turn should help contribute towards an enhanced perception and attractiveness of the area.
	2. To safeguard and improve air quality in Halton		By seeking to reduce crime, the fear of crime and anti-social behaviour at Sandymoor through the promotion of good design, the SPD encourages the use of alternative transport modes to the private car. Concurrently, the SPD promotes increased levels of walking and cycling amongst the local community. The cumulative long-term effects of this will be to reduce car emissions and subsequently enhance local air quality. However, the extent to which the SPD will contribute to meeting this objective is virtually impossible to quantify.
	3. To promote an integrated transport system that balances the need for people and goods to move around, including improved accessibility to local services, whilst also reducing the adverse impact on local neighbourhoods and the environment from traffic pollution and noise		The SPD encourages the use of alternative transport modes to the private car. This includes provision for a public transport network (bus) which upon completion will serve the majority of Sandymoor residents. New pedestrian and cycle routes will be developed throughout the site and link directly with existing pedestrian and cycle routes to further encourage non-private car use. In addition, maximum speed restrictions will be imposed throughout the site to enhance both pedestrian and driver safety, and in turn seek to detract from high levels of private car travel. Through its location, Sandymoor offers residents easy access to East Runcorn train station which in turn provides direct access to jobs and services in the major NW cities of Chester, Liverpool and Manchester.
Regional Social	1. To protect, enhance and manage the sub-region's rich diversity of cultural and built environment and archaeological assets		The impact of the SPD on this objective is difficult to qualify.

	Objective	Nature of Effect	Additional Comments
	2. To improve local access to good quality, affordable and resource efficient housing.		The SPD promotes the development of high-quality new housing at Sandymoor, in terms of both design and construction. However it should be expected that requiring developers to fulfil these objectives could potentially increase the actual end cost of new residential units at Sandymoor.
Regional Economic Objective	1. To improve educational achievement, training and opportunities for lifelong learning and employability		The direct/indirect impact of the SPD on this objective is difficult to qualify. However, the SPD will provide for the potential future development of a local educational facility at Sandymoor at a time which the Local Education Authority determine such new provision to be required.
	2. To increase use of locally produced goods, foods and services		The direct/indirect impact of the SPD on this objective is difficult to qualify. The SPD promotes new development that encourages increased levels of walking and cycling, which in turn may result in more persons regularly utilising amenities and services provided at the proposed Local Centre, as opposed to travelling outside of Sandymoor.
Regional Environmental Objective	1. To increase the proportion of energy generated from sustainable and renewable sources		
	2. To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance		The SPD and Masterplan specifically require the protection and enhancement of existing greenspaces, woodlands, flora and fauna. Where development proposals may have a detrimental effect upon endangered species or habitats, positive enhancement and biodiversity programmes will seek to increase their viability.

Appendix E: Options Considered

Extract of Pre-Production Scoping Report

As a Local Planning Authority, it is important to consider the options available for meeting the purpose of the intended SPD. The options considered are:

Option 1: Do Nothing

This approach relies on existing policy within the UDP and government advice, for example, publications such as: 'By Design, Urban Design in the Planning System: Towards Better Practice' or the 'Urban Design Compendium', produced by English Partnerships and the Housing Corporation, to help inform planning decisions and applications. Alternatively another agency or function of the Council could produce guidance we can subsequently adopt. Other Government publications from which guidance can be drawn include 'Living in Urban Britain,' and guidance published by CABI in relation to the development of new buildings.

In seeking to achieve sustainable forms of development, it is important that practical guidance is produced that will have sufficient weight to promote better design within Halton. This can only really be achieved if a SPD is adopted. It would be difficult for another agency or function of the Council to lead on the production of what is essentially a planning document. Therefore although this option is rejected, it is necessary to ensure that all relevant agencies and functions of the Council are closely consulted throughout the production of the SPD, as their knowledge relating to the design and formation of new development at Sandymoor will assist in creating an effective SPD.

Option 2: Adopt Government documents as SPD

Another option is to seek adoption of government documents as SPD. Documents of relevance to achieving the key aims of the SPD comprise of:

- By Design;
- Design Bulletin 32;
- Urban Design Compendium;
- Assessing the Design and Quality of New Homes;
- PPS1: Delivering Sustainable Development;
- PPS3: Housing.

It is possible to adopt these documents as SPD for Halton, but firstly it would be difficult to amend them after a consultation exercise; secondly, the combined length of the documents would be difficult to digest by those involved in the planning and design of development, and; thirdly, the documents would not have the flexibility to respond to local circumstances.

Therefore, it would not be the most effective means to deliver more sustainable places. It is clearly important that these three documents are used as a basis for developing a specific tailored document for Halton.

Option 3: Produce a Sandymoor SPD

This option is to produce a SPD for Sandymoor. This would be produced to meet the specific purpose and objectives of the need for developing Sandymoor as a residential area.

This is the most likely option to create more sustainable places, although the SPD must take into account national documents that relate to housing, environmental matters; infrastructure and services, and these must be referred to in the SPD. The intended SPD must be shaped throughout by those who are involved in seeking to meet the same objectives as those set out in the intended purpose of the proposed SPD. It is therefore proposed to progress option 3.

Appendix F: Further Information



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