

OLDHAM METROPOLITAN BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

**SUSTAINABILITY APPRAISAL REPORT
FOR
DRAFT CONTAMINATED LAND
SUPPLEMENTARY PLANNING DOCUMENT**

JANUARY 2007

OLDHAM 
Metropolitan Borough 



OLDHAM METROPOLITAN BOROUGH LOCAL DEVELOPMENT FRAMEWORK

Supplementary Planning Document

The Government has reformed the system of development planning in England. Development Plans are used to control and guide the development and use of land. As part of the reformed system, Oldham Metropolitan Borough Council must prepare a “Local Development Framework”.

The Local Development Framework will be a folder of different documents, including Development Plan Documents which set out the Council’s approach to future development in the Borough.

This document is part of a Supplementary Planning Document (SPD). SPDs are documents that expand on policy outlined in a Development Plan Document or provide more detail on it to help in its implementation. They are not formally part of the statutory Development Plan but are material considerations in determining planning applications.

Supplementary Planning Documents have three supporting documents:

- a sustainability appraisal,
- a habitats regulations assessment, and
- an equalities impact assessment.

Members of the public may comment on the Supplementary Planning Document and any of the three supporting documents. A document outlining who has been consulted in the preparation of the Supplementary Planning Document, and issues they raised, is also available alongside these documents. This is called a Consultation Statement.

Members of the public may comment on this document during the six-week public consultation period as indicated on the public notice and comments form.

Comments made on the document cannot be treated as confidential.

If you would like further help in interpreting this document please contact the Strategic Planning and Information team on the following telephone numbers: 0161 770 4151 / 4139.

You can also email the team on spi@oldham.gov.uk.

All documents connected with the Local Development Framework are available on the Council’s web site at www.oldham.gov.uk.

ઓલ્ડહામ મેટ્રોપોલીટન બરો
સ્થાનિક વિકાસનું માળખું

પ્લાનિંગને (યોજનાને લગતો) પૂરક દસ્તાવેજ

સરકારે ઈંગ્લેંડમાં વિકાસની યોજનાની પધ્ધતીમાં સુધાર કર્યો છે. વિકાસ તથા જમીનના વપરાશ ઉપર કાબુ રાખવા તથા તેને લગતુ માર્ગદર્શન આપવા માટે હવે વિકાસની યોજનાઓ (ડેવલપમેન્ટ પ્લાન્સ)નો ઉપયોગ થઈ રહ્યો છે.

લોકલ ડેવલપમેન્ટ ફ્રેમવર્ક (સ્થાનિક વિકાસનું માળખું) એ વિવિધ દસ્તાવેજોનું એક ફોલ્ડર હશે જેમાં વિકાસની યોજનાને લગતા દસ્તાવેજો સામેલ હશે કે જે બરોમાં ભવિષ્યના વિકાસ માટે કાઉન્સિલના અભિગમ વિષે માહિતી પૂરી પાડશે.

આ દસ્તાવેજ પ્લાનિંગને (યોજનાને) લગતો પૂરક દસ્તાવેજ(SPD) છે. SPD એ ડેવલપમેન્ટ પ્લાનમાં જણાવવામાં આવેલ દસ્તાવેજોમાં આપવામાં આવેલ કાર્યનિતીઓ વિષે વિગતે માહિતી પૂરી પાડે છે અથવા અથવા તેને અમલમાં મુકવામાં મદદ કરવા માટે વધુ માહિતી પૂરી પાડે છે.

પ્લાનિંગને (યોજનાને લગતો) પૂરક દસ્તાવેજને ટેકો આપતા બીજા ત્રણ દસ્તાવેજો છે :

- નિભાવ કરી શકાશે કે નહીં તેનું મૂલ્યાંકન
- નિવાસસ્થાનોને લગતા નિયમોની આંકણી, અને
- સમાનતાને લગતી અસરોની આંકણી

આમ જનતાના સભ્યો આ યોજનાને લગતા પૂરક દસ્તાવેજ તથા સાથેના ત્રણ ઉપર સૂચનો વિષે ટીકા-ટિપ્પણ કરી શકે છે. આ દસ્તાવેજોની સાથે સાથે આ પૂરક દસ્તાવેજ તૈયાર કરતી વખતે કોની સાથે સલાહ મંત્રણાં કરવામાં આવી હતી અને કયા મુદ્દા રજૂ કરવામાં આવ્યા હતા તે જણાવતો દસ્તાવેજ પણ ઉપલબ્ધ છે. આને કન્સલ્ટેશન સ્ટેટમેન્ટ (સલાહ મંત્રણાંને લગતુ વિધાન) તરીકે ઓળખવામાં આવે છે.

જાહેર સૂચનાઓ અને ટીકા-ટિપ્પણી માટેના ફોર્મ ઉપર જણાવ્યા અનુસાર છ અઠવાડીયાના જાહેર સલાહમંત્રણાંના સમયગાળા દરમ્યાન આમ જનતાના સભ્યો આ દસ્તાવેજ ઉપર ટીકા ટિપ્પણી કરી શકે છે.

આ દસ્તાવેજ ઉપર કરવામાં આવેલ ટીકા-ટિપ્પણીને ખાનગી નહીં રાખી શકાય.

જો તમને આ દસ્તાવેજનો અનુવાદ કરવામાં વધુ મદદની જરૂર હોય તો મહેરબાની કરીને સ્ટ્રેટેજિક પ્લાનિંગ એન્ડ ઈન્ફર્મેશન ટીમનો 0161 770 4151/4139 ઉપર સંપર્ક સાધો.

તમે તેઓને આગળના સરનામે ઈમેઈલ પણ મોકલાવી શકો છો. spi@oldham.gov.uk.

સ્થાનિક વિકાસના માળખા સંબંધીત દરેક દસ્તાવેજો કાઉન્સિલની વેબસાઈટ ઉપરથી ઉપલબ્ધ છે.
www.oldham.gov.uk.

Gujarati : Local Development Framework

ওল্ডহাম মেট্রোপলিটান বারা কাউন্সিল - স্থানীয় উন্নয়ন অবকাঠামো

প্লানিং সংক্রান্ত সম্পূর্ণক দলিলপত্র

ইংল্যাণ্ডে উন্নয়ন পরিকল্পনা তথা ডিভালপমেন্ট প্লানিংয়ের পদ্ধতি সরকার সংশোধন করেছে। জমিজমার উন্নয়ন এবং ব্যবহারের বিষয়টি নিয়ন্ত্রণ এবং এ ব্যাপারে দিকনির্দেশনা দেয়ার জন্যে উন্নয়ন পরিকল্পনাগুলো ব্যবহৃত হয়ে থাকে। সংশোধিত পদ্ধতির অংশ হিসেবে, ওল্ডহাম মেট্রোপলিটান বারা কাউন্সিলকে অবশ্যই একটি "স্থানীয় উন্নয়ন অবকাঠামো" তৈরি করতে হবে।

"স্থানীয় উন্নয়ন অবকাঠামো"টি হবে বিভিন্ন দলিলের একটি ফোল্ডার, যার একটি হবে "উন্নয়ন পরিকল্পনাসংক্রান্ত দলিল-দস্তাবেজ"। এই বারায় ভবিষ্যৎ উন্নয়নের প্রতি কাউন্সিলের দৃষ্টিভঙ্গিগুলো কিরূপ হবে তা উল্লিখিত দলিল-দস্তাবেজে তুলে ধরা হয়েছে।

এই দলিলাটি একটি সাপ্লিমেন্টারী প্লানিং ডকুমেন্ট (এস্.পি.ডি) তথা সম্পূর্ণক উন্নয়ন দলিলের অংশবিশেষ। সাপ্লিমেন্টারী প্লানিং ডকুমেন্টগুলো হচ্ছে সে'সমস্ত দলিলপত্র যা উন্নয়ন পরিকল্পনাসংক্রান্ত দলিলে (ডিভালপমেন্ট প্লান ডকুমেন্ট) বর্ণিত কোন নীতির বিশদ ব্যাখ্যা প্রদান করে অথবা উক্ত নীতিটি কার্যকর করার ব্যাপারে যাতে সহায়ক হয় সে'জন্যে এর উপর আরো তথ্য প্রদান করে; এ'গুলো কোন সংবিধিবদ্ধ উন্নয়ন পরিকল্পনার আনুষ্ঠানিক অংশ নয়, তবে প্লানিংয়ের দরখাস্তগুলোর ব্যাপারে সিদ্ধান্ত নেয়ার ক্ষেত্রে এ জিনিসগুলো বিবেচিত হবে।

সাপ্লিমেন্টারী প্লানিং ডকুমেন্ট তথা উন্নয়নসংক্রান্ত সম্পূর্ণক দলিলপত্রের তিনটি সহায়ক দলিল রয়েছেঃ

- টিকে থাকতে পারবে কিনা সে'সংক্রান্ত একটি মূল্যায়ন
- একটি হ্যাভিটেট রেগুলেশনস্ এসেসম্যান্ট, এবং
- সমতার প্রভাব বিষয়ক এসেসম্যান্ট

সাপ্লিমেন্টারী প্লানিং ডকুমেন্ট এবং সহায়ক দলিল তিনটির উপর জনসাধারণ ইচ্ছা করলে মন্তব্য করতে পারবেন। সাপ্লিমেন্টারী প্লানিং ডকুমেন্টটির প্রস্তুত প্রক্রিয়ায় কার কার সাথে সলা-পরামর্শ করা হয়েছে এবং তারা কোন্ কোন্ উদ্বেগ/সমস্যাগুলো তুলে ধরেছেন সে বিষয়ক একটি দলিলও এ দলিলপত্রের পাশাপাশি পাওয়া যাবে। এটি কনসালটেশন স্টেইটম্যান্ট হিসেবে পরিচিত।

এ দলিলের ব্যাপারে, পাবলিক নোটিশ এবং মন্তব্যের ফর্মে উল্লেখ মোতাবেক, জনসাধারণ ইচ্ছা করলে মতামত প্রদান ও সলা-পরামর্শের জন্যে নির্ধারিত ছয়-সপ্তাহ সময়ের মধ্যে মন্তব্য করতে পারেন।

এ দলিলের উপর যে মন্তব্যগুলো করা হবে সে'গুলো গোপনীয় হিসেবে বিবেচিত হবে না।

এ দলিলাটি বুঝার ব্যাপারে যদি আপনার আর কোন সাহায্যের প্রয়োজন পড়ে তবে অনুগ্রহ করে নিম্নলিখিত ফোন নম্বরগুলোতে স্ট্র্যাটেজিক প্লানিং এবং ইন্ফরমেশন টিমের কাছে ফোন করুনঃ 0161 770 4151 / 4139

আপনি ইচ্ছা করলে spi@oldham.gov.uk ঠিকানায় ই-মেইল করতে পারেন।

স্থানীয় উন্নয়ন অবকাঠামোর সাথে সংশ্লিষ্ট সকল দলিলপত্র কাউন্সিলের www.oldham.gov.uk ওয়েব সাইটে রয়েছে।

اولڈہم میٹروپولیٹن بروکا مقامی تعمیر و ترقی سے متعلقہ لائحہ عمل

ضمنی منصوبہ بندی (پلاننگ) سے متعلقہ دستاویز
گورنمنٹ نے انگلینڈ میں تعمیر و ترقی کی منصوبہ بندی کے نظام میں ترمیم کر دی ہے۔ تعمیر و ترقی کے منصوبوں کو زمین کی اصلاح و ترقی اور استعمال کو کنٹرول کرنے اور رہنمائی کے لئے استعمال کیا جاتا ہے۔ اس ترمیم شدہ نظام کے حصے کے طور پر اولڈہم میٹروپولیٹن بروکونسل کو لازمی طور پر مقامی تعمیر و ترقی سے متعلقہ ایک لائحہ عمل تیار کرنا چاہئے۔

مقامی تعمیر و ترقی سے متعلقہ لائحہ عمل مختلف دستاویزات پر مبنی ایک مجموعے کی شکل میں ہوگا مثلاً تعمیر و ترقی کے منصوبے سے متعلقہ دستاویزات جن میں کونسل کی برو میں آئندہ تعمیر و ترقی کے متعلق سوچ بیان کی جائے گی۔

یہ دستاویز ضمنی منصوبہ بندی سے متعلقہ دستاویز (سپلیمنٹری پلاننگ ڈاکومنٹ (SPD) کا حصہ ہے۔ SPD ایسی دستاویزات ہیں جو اس پالیسی کا احاطہ کرتی ہیں جو تعمیر و ترقی کے منصوبے سے متعلقہ دستاویز میں دی گئی ہے یا اس پر عملدرآمد میں مدد دینے کے لئے اس کے متعلق مزید تفصیلات فراہم کرتی ہیں۔ یہ رسمی طور پر سرکاری تعمیر و ترقی کے منصوبے کا حصہ نہیں ہیں لیکن تعمیر کی اجازت کے لئے دی گئی درخواستوں کے فیصلے کے لئے لوازماتی غور و خوض کے لئے ہیں۔

ضمنی منصوبہ بندی سے متعلقہ دستاویزات کے لئے 3 معاون دستاویزات بھی ہیں:

- استحکام کے متعلق جائزہ
- نباتات اور جانوروں کے مسکن سے متعلقہ ریگولیشنز کا جائزہ، اور
- مساوات کے لحاظ سے اثر کا جائزہ

پبلک کے افراد ضمنی منصوبہ بندی دستاویز اور ان 3 معاون دستاویزات میں سے کسی کے متعلق اظہار رائے کر سکتے ہیں۔ ایک دستاویز جس میں بتایا گیا ہے ضمنی منصوبہ بندی دستاویز کی تیاری میں کن کے ساتھ مشاورت کی گئی ہے اور ان کی جانب سے اٹھائے گئے نکات (مسائل) ان دستاویزات کے علاوہ بھی دستیاب ہے، اس کو مشاورتی بیان کہا گیا ہے۔

پبلک کے افراد 6 ہفتوں پر مشتمل مشاورتی عرصے کے دوران اپنی رائے کا اظہار کر سکتے ہیں جیسا کہ پبلک نوٹس اور اظہار رائے کے فارم میں بتایا گیا ہے۔

دستاویز کے متعلق ظاہر کئے گئے خیالات کو صیغہ راز میں نہیں رکھا جائے گا۔

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The Council will arrange for this document to be made available in alternative formats including large print, electronically, and community languages if requested, and subject to resources being available. Please ring 0161 770 4139, 4163 or 4151 for further information.

List of Abbreviations

The following is a list of abbreviations used in this document.

DPD – Development Plan Document

LDF – Local Development Framework

LDD – Local Development Document

MBC – Metropolitan Borough Council

ODPM – Office of the Deputy Prime Minister (now called the Department for Communities and Local Government)

RSS – Regional Spatial Strategy

SA – Sustainability Appraisal

SEA – Strategic Environmental Assessment

SPD – Supplementary Planning Document

UDP – Unitary Development Plan

NON TECHNICAL SUMMARY

The purpose of this non-technical summary is to provide details of key findings from a sustainability appraisal that was carried out on the possible effects of the Contaminated Land Supplementary Planning Document (SPD).

What is the Contaminated Land Supplementary Planning Document?

The purposes of SPDs are to provide further detail to policies contained within the Oldham Metropolitan Borough Unitary Development Plan. The Contaminated Land SPD will provide further guidance on the requirements of UDP Policy NR1.6.

The Contaminated Land SPD will provide specific advice on:

- The definition of developments and sites requiring a contaminated land assessment
- Desk top studies
- Site investigation techniques
- Contaminated land risk assessment
- Remediation of sites
- Site completion reports

What is a Sustainability Appraisal?

As a result of the new planning system that has been introduced by the Government, local authorities must carry out a sustainability appraisal alongside any SPD that is produced. The sustainability appraisal process also incorporates the requirements of the European Commission Strategic Environmental Assessment (SEA) Directive.

The aim of this process is to ensure that consideration is given to social, environmental and economic impacts of the SPD.

Stages in Sustainability Appraisal

The following are the stages in the sustainability appraisal process. Consultation on this Sustainability Appraisal Report, alongside the Contaminated Land SPD, represents Stage D of the process.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

Stage B: Developing and refining options and assessing effects

Stage C: Preparing the Sustainability Appraisal Report

Stage D: Consulting on the draft SPD and the Sustainability Appraisal Report

Stage E: Monitoring the significant effects of implementing the SPD and responding to adverse effects.

STAGE A – BASELINE AND SCOPING

Stage A of the sustainability appraisal process is undertaken before production of the SPD. It should be integrated with the evidence gathering for the SPD. This involves the following tasks:

A1: Identification of other relevant policies, plans, programmes and sustainability objectives

The Scoping Report (see Appendix 1) lists the relevant higher plans and programmes identified at this stage from the international level to the local level.

A2: Collection of baseline data

This stage involves the collection of data that provides the basis for predicting and monitoring effects and can help identify sustainability problems and alternative ways of dealing with them. The information collected should give information about the current and likely future state of the planning area. This will allow the SPD's likely effects to be adequately predicted.

A3: Identification of sustainability issues and problems

The following social, environmental and economic issues were identified after analysis of the higher plans and baseline data.

Living Within Environmental Limits (*Environmental Issues*)

- The Borough has a significant number of contaminated sites as a legacy of its industrial past, which if not remediated and made available for development could result in pressure for development of "greenfield" sites.
- High target for reuse of previously developed sites for housing

Ensuring a Strong, Healthy and Just Society (*Social Issues*)

- High target for reuse of previously developed sites for housing

Achieving a Sustainable Economy (*Economic Issues*)

- Commitment to providing high quality employment sites

A4: Development of the sustainability appraisal framework

The following Plan objectives and Sustainability objectives were identified:

Plan Objective

To promote social, economic and environmental well-being and to protect greenspace and the natural environment

Sustainability Objectives

A To conserve soil resources and quality

B Increase number of contaminated sites available for appropriate development

(Please note that Objective B was amended to “Increase the number of contaminated sites available for development and appropriate end uses” as a result of Stage A5.)

A5: Consultation on the scope of the sustainability appraisal

The Scoping Report (see Appendix 1) was subject to a five-week period of targeted consultation to key stakeholders between 23 May and 23 June 2006. Appendix 2 summarises the comments received and the Council’s responses.

STAGE B – APPRAISAL OF PLAN OPTIONS

It is essential that the objectives of the Contaminated Land SPD are sustainable. To ensure that this is the case the Plan Objective was tested against the Sustainability Objectives. It was considered that these objectives totally concord. (See Appendix 3.)

The next stage was to test the sustainability of the options identified for the SPD. The options identified for this SPD were:

Option 1: Rely solely on UDP Policy, alongside any relevant policy in Regional Spatial Strategy (RSS)

Option 2: Implement the SPD on Contaminated Land

A sustainability appraisal of the options was carried out on the 10th August 2006. The outcome of this appraisal was that Option 2 would bring the most positive benefits.

Whilst it was considered that Option 1 could bring positive benefits, Option 2 was considered likely to bring greater benefit and provide this more quickly. This was often thought to be brought about by the provision of more detailed guidance and allowing the Council to set out at the earliest possible stage what it requires of applicants to satisfy the UDP policy.

MONITORING

Monitoring has an increased importance in the new planning system. This is also reflected in the sustainability appraisal. Such monitoring can help to identify unforeseen adverse effects and enable appropriate remedial action.

Once the Contaminated Land SPD is adopted, the Council will include the indicators identified through this process in the Local Development Framework Annual Monitoring Report. This will ensure that the progress of the SPD can be monitored.

INTRODUCTION

- i In September 2004, the Planning and Compulsory Purchase Act 2004 came into effect. This legislation reforms the system of development planning in England. Development Plans are used to control and guide the development and use of land in the area they cover. As a consequence of the new legislation, Oldham Metropolitan Borough Council (MBC) must prepare a Local Development Framework (LDF). The LDF will replace the Oldham Metropolitan Borough Unitary Development Plan that was adopted in July 2006 and, along with Regional Spatial Strategy (RSS) for the North West, will form the Development Plan for the Borough.
- ii The LDF is a folder of different documents including the Statement of Community Involvement, Development Plan Documents (DPD) and Supplementary Planning Documents (SPD). The Planning and Compulsory Purchase Act requires a sustainability appraisal to be undertaken during the preparation of DPDs and SPDs.
- iii The sustainability appraisal process ensures that the social, environmental and economic effects of the SPD are considered during its preparation, so allowing for changes to be made to the document during the preparation process or to identify mitigation for these effects.
- iv This document is the Sustainability Appraisal (SA) Report for the Contaminated Land SPD. It should be read in conjunction with the SPD. The SPD expands on how the UDP policy on contaminated land will be implemented when considering new developments in the Borough. The UDP policy on contaminated land was itself subject to SA as part of the UDP review process.
- v This document has been prepared to meet the requirements of the European Commission Directive 2001/42/EEC, which requires a Strategic Environmental Assessment of DPDs and SPDs.
- vi The structure of this SA Report is based on advice contained in Government guidance on sustainability appraisals (*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM 2005).
- vii The SA Report sets out the appraisal methodology, relevant baseline information, the sustainability objectives and key sustainability issues and problems. The SA Report considers any significant social, environmental and economic effects and any mitigation methods. It also sets out the indicators for monitoring the SPD.
- viii This SA Report is available for consultation at the same time as the SPD. However, any comments that are submitted with regard to the SA Report must relate to the effects of the SPD **and not** the saved UDP policy that the SPD will be helping to implement.

1.0 SUMMARY AND OUTCOMES

1.0.1 This section of the SA report provides an overview of the processes and outcomes of the sustainability appraisal of the SPD.

1.1 Non-Technical Summary

1.1.1 A non-technical summary of the sustainability appraisal of the SPD is included at the front of this SA Report.

1.2 Likely significant effects of the SPD

1.2.1 The SPD is a technical document that assists with the implementation of the UDP policy on contaminated land (Policy NR1.6). It aims to provide greater clarity and further information for those proposing to develop on contaminated land. The SPD is likely to lead to better implementation of the UDP policy and hence contribute towards social, environmental and economic objectives.

1.3 Difference the process has made to date

1.3.1 The first part of the sustainability appraisal process was the preparation and consultation on a Scoping Report. This is known as Stage A of the process. This was an initial evidence gathering stage to inform the process and identified a series of relevant Plan and Sustainability Objectives. Appendix 1 includes the Scoping Report, and incorporates any amendments resulting from the consultation exercise. Appendix 2 summarises the comments received to the consultation on the Scoping Report, and the Council's Responses.

1.3.2 Stage B of the process involved assessing the compatibility of the Plan and Sustainability Objectives (see Appendix 3). This was then followed by an appraisal of the Sustainability Objectives. For this part of the process the Council made use of the "*Implementing Action for Sustainability: An Integrated Appraisal Toolkit for the North West 2003*" published by the North West Regional Assembly. This toolkit contains 26 checklist questions against which the objectives were assessed (see Appendix 4). The objectives were assessed against two options: Option 1 to rely solely on the UDP policy, alongside any relevant policy in RSS, and Option 2 to implement the SPD. Appendix 5 summarises the findings of this stage.

1.3.3 The sustainability appraisal allowed the SPD to be evaluated with regard to economic, environmental and social objectives. The appraisal process indicated potential positive impacts and negative impacts in relation to both Options 1 and 2, but has highlighted that Option 2 (to implement the SPD) is the preferred option as this should lead to greater benefits in comparison to Option 1, i.e. having an SPD that will assist with the implementation of the UDP policy will result in better outcomes than relying solely on the UDP policy itself.

1.4 How to comment

1.4.1 Members of the public may comment on the Sustainability Appraisal during the six week public consultation period as indicated on the public notice and comments form.

2.0 APPRAISAL METHODOLOGY

2.0.1 This section details the approach that was used in undertaking the sustainability appraisal of the SPD.

2.1 Approach adopted to the Sustainability Appraisal

2.1.1 The sustainability appraisal of the SPD has been undertaken in accordance with Government guidance on sustainability appraisal (*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM 2005). Table 1 outlines the key stages in the sustainability appraisal process and indicates which section/appendix of this SA Report relates to each stage of the sustainability appraisal process.

Table 1 Key stages in the Sustainability Appraisal Process

Stage	Task	Relevant section in this Sustainability Appraisal Report
A1	Identification of other relevant policies, plans, programmes and sustainability objectives	Section 4.1
A2	Collection of baseline data	Section 4.2
A3	Identification of sustainability issues and problems.	Section 4.3
A4	Development of the SA framework.	Section 4.5
<i>Stages A1-A4 form the Scoping Report</i>		<i>Appendix 1</i>
B1	Testing the SPD objectives against the SA framework.	Appendix 3
B2	Developing the SPD options.	Section 5
B3	Predicting the effects of the draft SPD.	Appendix 5
B4	Evaluating the effects of the draft SPD.	Section 6.1
B5	Considering ways of mitigating adverse effects and maximising beneficial effects.	Section 6.3
B6	Proposing measures to monitor the significant effects of implementing the SPD.	Section 7.2

2.1.2 The requirements of the SEA Directive have been incorporated into the sustainability appraisal process. Each SEA Directive requirement has been signposted (like this **I**) throughout this SA Report. For ease of use,

Appendix 6 brings together all the points in the SA Report, in which this SEA Directive requirement is met.

2.1.3 The appraisal methodology had regard to the Action for Sustainability toolkit, *Implementing Action For Sustainability: An Integrated Appraisal Toolkit for the North West 2003* (North West Regional Assembly, 2003). The sustainability appraisal framework incorporated a list of relevant questions selected from this toolkit. The questions cover a range of social, environmental and economic issues relevant to the SPD.

2.1.4 Appendix 4 has details of the full list of 26 questions and Appendix 5 the results of the appraisal against the relevant toolkit checklist questions.

2.2 When was the Sustainability Appraisal carried out?

2.2.1 Stage A (Scoping Report) of the sustainability appraisal was consulted on between 23 May and 23 June 2006.

2.2.2 Stage B of the sustainability appraisal was undertaken on the 10th August 2006.

2.3 Who carried out the Sustainability Appraisal?

2.3.1 Stage A of the sustainability appraisal was prepared by the Council's Strategic Planning and Information section.

2.3.2 The following Oldham MBC officers undertook Stage B of the Sustainability Appraisal:

- Graham Birch (Boroughwide Strategy)
- Neall Bower (Strategic Planning and Information)
- Imogen Fuller (Boroughwide Strategy)
- Georgina McGough (Strategic Planning and Information)
- Paul McGrath (Strategic Planning and Information)
- Clare Moran (Strategic Planning and Information)
- Simon Robinson (Environmental Policy)
- Steve Woodhouse (Contaminated Land)

2.4 Who was consulted when and how?

2.4.1 The following statutory bodies were consulted by letter on the Stage A Scoping Report:

- English Nature
- English Heritage
- Environment Agency
- Countryside Agency
- Government Office for the North West
- North West Regional Assembly
- Oldham Partnership

- North West Regional Development Agency

2.4.2 The following stakeholders were also consulted:

- Greater Manchester Strategic Health Authority
- Homebuilders Federation
- British Geological Survey
- Centre for Ecology and Hydrology
- Greater Manchester Waste Disposal Authority
- British Gas
- Greater Manchester Geological Unit

2.5 Difficulties encountered in compiling information or carrying out the assessment

2.5.1 There is a lack of information regarding contaminated land at the local level, which has left several data gaps in the baseline data tables.

3.0 BACKGROUND

3.0.1 This section provides relevant background information about the sustainability appraisal.

3.1 Purpose of the SA and the SA Report



“The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, (and) its stage in the decision-making process” (Article 5.2).

Information to be provided in the Environmental Report includes: “the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects” (Annex I (f) and footnote).

“an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme” (Annex I (g))

3.1.1 The European Commission Directive 2001/42/EC requires a “Strategic Environmental Assessment” (SEA) to be undertaken of any SPDs.

3.1.2 The Directive requires the preparation of an Environmental Report on the likely significant effects of the draft document; consultation on the draft document and the accompanying Environmental Report; consideration of the Environmental Report and consultation comments and demonstration of how the results of the environmental assessment were taken into account.

3.1.3 This document is the SA Report for the Contaminated Land SPD. Sustainability appraisal is a requirement of the new planning system and Government guidance has been issued on how local authorities should address this matter and on implementing the SEA Directive.

3.1.4 This SA report sets out the sustainability appraisal processes. It includes the appraisal methodology, sustainability objectives, baseline and context information, assessment of the SPD options and details for the monitoring of the SPD.

3.2 Plan objectives and outline of contents

3.2.1 The Plan Objective that has been identified for this SPD has been formulated through the relevant policy in the Oldham Metropolitan Borough UDP. This is to ensure that the objectives of the SPD are in accordance with the parent policy in the UDP.

3.2.2 The Plan Objective for contaminated land is: *“to promote social, economic and environmental well-being and to protect green space and the natural environment”*.

3.3 Compliance with the SEA Directive/Regulations

3.3.1 This SA Report incorporates the requirements of the SEA Directive. Appendix 5 indicates how the requirements of the SEA Directive have been met.

4.0 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.0.1 This section provides details about the links with other plans and the baseline information relating to the sustainability appraisal.

4.1 Links to other policies, plans and programmes and sustainability objectives

4.1.1 The SEA Directive requires that the sustainability appraisal takes account of the relationships between the SPD and other relevant policies, plans, programmes and sustainability objectives at the international, European, national and local levels. This enables relationships and synergies to be identified and exploited and ensures that any inconsistencies can be addressed/mitigated.



The Environmental Report should provide information on [inter alia]:

- the “relationship [of the plan or programme] with other relevant plans or programmes” (Annex I(a))
- “the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (annex I (e))
- “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly affected” (Annex I (b), (c))
- “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))

“...the authorities ...which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes...shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3)

4.1.2 The Scoping Report highlighted the main aims and objectives of other relevant documents, which were considered in the sustainability appraisal (see Appendix 1).

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline.

4.2.1 The Scoping Report (see Appendix 1) provides an overview of the social, environmental and economic characteristics of the Borough. It then presents a summary of the statistical baseline information currently available in relation to the SPD. The information is used to help predict and monitor possible effects. It also helps to identify sustainability problems and alternative ways of dealing with them. Baseline information consists mainly of indicators although both quantitative and qualitative information can be used.

4.3 Identifying sustainability issues and problems

4.3.1 The Scoping Report (see Appendix 1) outlines the key sustainability issues in the Borough in relation to the SPD as required by the SEA Directive.

4.4 Limitations of the information and difficulties in collecting information

4.4.1 The main problems in relation to the information gathering and limitations are:

- There is a lack of information at the local level regarding contaminated land. At present there are data gaps where information is required by the indicators. This information will need to be collected in the future.
- Not all data will be relevant or useable. Therefore it was essential that the most significant and relevant information is identified and up to date information is gathered.

4.5 The SA Framework, including objectives, targets and indicators

4.5.1 The sustainability appraisal framework is used as a tool to appraise the SPD. The process of developing the SA framework involves the formation of sustainability objectives. The objectives help identify any problems and issues and potential beneficial impacts of the SPD.

4.5.2 The Sustainability Objectives below have been developed from the baseline data (Table 2) and the objectives drawn from national and regional sources (Table 3) set out in the Scoping Report (see Appendix 1).

4.5.3 The resultant proposed Sustainability Objectives are:

A To conserve soil resources and quality

B Increase number of contaminated sites available for development

5.0 ISSUES AND OPTIONS

5.0.1 This section provides details about the options that were assessed as part of the sustainability appraisal.

5.1 Main strategic options considered and how they were identified

5.1.1 Government guidance on sustainability appraisal requires that options are developed and considered to ensure that the identified objectives for the document can be met. The sustainability appraisal considered two options for the SPD. These were:

- **Option 1 – Rely solely on UDP policy**

This option relies solely on the Oldham Metropolitan Borough UDP policy, alongside any relevant policy in RSS.

- **Option 2 – Implement the SPD on Contaminated Land**

This option involves the preparation and adoption of an SPD to provide further assistance on the implementation of the UDP policy.

5.1.2 Given the specialist and technical nature of the subject topic of the SPD, the options were limited to these two only.

5.1.3 Adopting an SPD would supplement the Oldham Metropolitan Borough UDP and the Regional Spatial Strategy for the North West.

5.2 Comparison of the social, environmental and economic effects of the options.

5.2.1 Both options are considered to have positive social, environmental and economic effects through the remediation and redevelopment of contaminated sites. However, it was considered that Option 2 would offer greater clarity and explanation on the interpretation of the UDP policy and therefore would assist developers on what they are required to do when proposing to develop sites affected by contamination. Appendix 5 provides the results of the appraisal of the two options against the sustainability toolkit.

5.2.2 It is considered that providing greater guidance on what is required to support a planning application will improve the quality of information submitted by an applicant, so resulting in an improved development control process and hence will ensure the positive social, environmental and economic effects generated from remediation and development on contaminated land.

5.2.3 The sustainability appraisal (Stage B) indicated that Option 2 scored more positively against economic, environmental and social objectives than Option 1.

5.3 How social, environmental and economic issues were considered in choosing the preferred option



“...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

5.3.2 To ensure that social, environment and economic issues were considered when choosing the preferred option the appraisal methodology had regard to the Action for Sustainability toolkit, *Implementing Action For Sustainability: An Integrated Appraisal Toolkit for the North West 2003* (North West Regional Assembly, 2003).

Testing the Contaminated Land SPD options

5.3.4 When formulating the SPD it is necessary to develop options to ensure that the identified objectives can be met. The options that were devised for the Contaminated Land SPD reflect its technical nature. The options chosen are:

Option 1: Rely solely on UDP Policy

5.3.5 Under this approach decisions relating to planning applications that may affect contaminated land will rely solely on policy within the Oldham Metropolitan Borough UDP, alongside any relevant policy in Regional Spatial Strategy.

Option 2: Adopt SPD on Contaminated Land

5.3.6 Under this approach an SPD relating to contaminated land would be adopted. This would supplement existing development plan policy and provide further, more technical advice. The SPD would cover such issues as:

- The definition of developments and sites requiring a contaminated land assessment.
- Desk top studies.
- Site investigation techniques.
- Contaminated land risk assessment.
- Remediation of sites.
- Site completion reports.

5.3.7 Option 2 (implementing the SPD) overall resulted in a higher contribution to moving towards the Sustainability Objectives. Appendix 5 sets out the sustainability appraisal framework outlining the appraisal of both options and the supporting evidence/justification.

5.4 Other options considered and why these were rejected

5.4.1 As explained above, the two options were to either rely solely on the UDP policy alone or to implement the Contaminated Land SPD, as the SPD is a specialist, technical document that seeks to assist with the implementation of the UDP policy rather than making policy in its own right.

5.5 Proposed mitigation measures – plan issues and options

5.5.1 The appraisal indicated that no mitigation was required.

6.0 PLAN POLICIES

6.0.1 A requirement of the sustainability appraisal is to identify any possible negative impacts of implementing the preferred option. Where these are identified the report should set out measures to prevent, reduce or offset the adverse effects.

6.1 Significant social, environmental and economic effects of the preferred policies.

6.1.1 The sustainability appraisal process did not identify any significant negative impacts of implementing the chosen option i.e. implementing the SPD.

6.2 How social, environmental and economic problems were considered in developing the policies.

6.2.1 Sustainability appraisal was undertaken at the key stages of the UDP review that was adopted in July 2006. This considered social, economic and environmental issues when preparing the SPD's parent UDP policy, Policy NR1.6 on contaminated land.

6.3 Proposed mitigation methods – plan policies

6.3.1 The sustainability appraisal (Stage B) indicated that it was not necessary for any changes to be made to the SPD. The SPD assists with the interpretation and implementation of the adopted UDP contaminated land policy, which has been subject to its own sustainability appraisal.

6.4 Uncertainties and risks

6.4.1 A risk, which could occur, is if the Contaminated Land SPD is not adopted. The consequence of this would be less certainty for developers in interpreting UDP Policy NR1.6 on contaminated land and the risk of

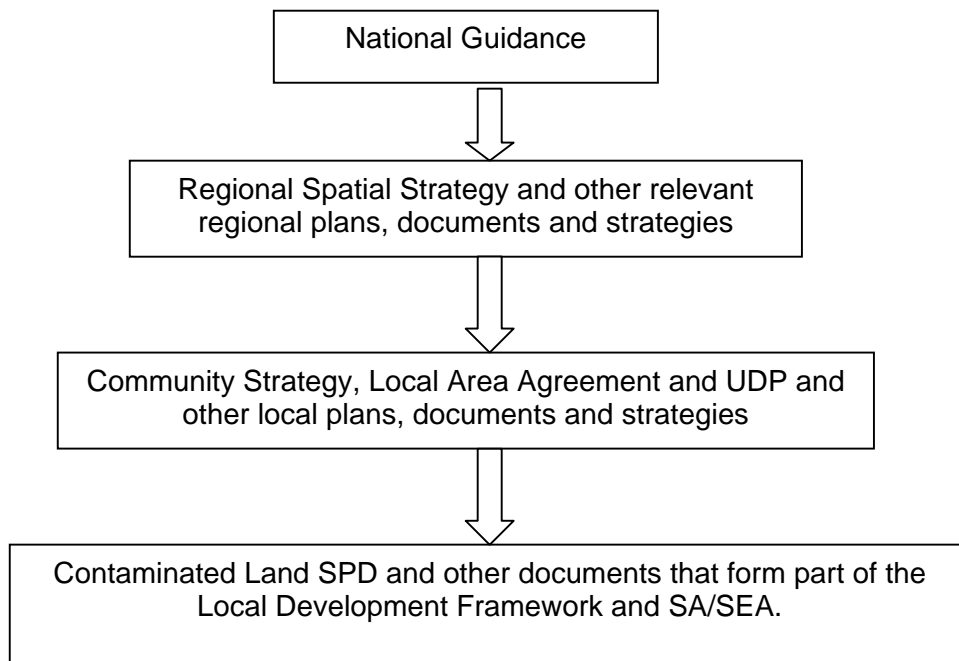
developments not delivering the maximum benefits and/or slower delivery of developments.

7.0 IMPLEMENTATION

7.0.1 This section provides details relating to how the SPD will be implemented and monitored, including details of the proposed indicators.

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

7.1.1 The Scoping Report (see Appendix 1) identified the range of national, regional and local planning guidance, strategies and plans and other documents that are relevant to contaminated land. The diagram below shows the relationship between other plans and programmes and the LDF.



7.2 Monitoring



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

The Environmental Report shall include “a description of the measures envisaged concerning monitoring”

7.2.1 Monitoring is considered to be an important part of the new planning system and indeed of sustainability appraisal. Such monitoring will allow any unforeseen impacts of implementing the chosen option to be identified and

quantified at the earliest possible opportunity. This should allow any remedial action that is considered appropriate to be carried out.

7.2.2 The collection of such information will also be a useful source of future baseline data for future documents and projects.

7.2.3 The relevant indicators were identified through the Scoping Report (see Appendix 1). They are reproduced below:

- Number of identified contaminated sites in the Borough
- Cumulative area of contaminated sites
- Number of applications relating to contaminated sites
- Number of sites remediated
- Cumulative area of sites remediated
- Number of sites linked to remediation for commercial end use
- Number of sites remediated linked to residential end use

7.2.4 Once the Council has formally adopted the SPD, the indicators will be included within the Annual Monitoring Report (AMR) for the LDF. The AMR is produced in the December of each year and includes information relating to the previous financial year.

GLOSSARY

Community Strategy – This sets out a vision, strategic objectives and targets for the long-term future of the Borough.

Core Strategy - A Development Plan Document that sets out a long-term spatial vision and strategic objectives for the Borough. It also contains a spatial strategy, core policies and a monitoring and implementation framework.

Development Control Policies – These are criteria based policies that are required to ensure that all development taking place within the Borough meets the spatial vision and objectives set out in the core strategy.

Development Plan – The Development Plan for the Borough consists of the Regional Spatial Strategy for the North West, saved policies in the Oldham Metropolitan Borough Unitary Development Plan, and/or Development Plan Documents that replace the saved policies.

Development Plan Document - A spatial planning document that is subject to Independent Examination and forms part of the Development Plan. They can include Core Strategy, Site Specific Allocations of Land and Area Action Plans.

Local Area Agreement - A Local Area Agreement is a three year agreement that sets out the priorities for a local area agreed between central government, represented by the Government Office, and a local area, represented by the local authority and Local Strategic Partnership (LSP) and other key partners at a local level.

Local Development Document (LDD) – The generic term given to all constituent documents of the Local Development Framework.

Local Development Framework (LDF) – A folder of Local Development Documents, some of which form part of the Development Plan for the Borough.

Local Development Scheme (LDS) – A project plan for the preparation of the Local Development Framework. It is a rolling three year programme which the Council should review and update each year.

Proposals Map – A map with an Ordnance Survey base that illustrates the policies and proposals of a Development Plan Document.

Regional Spatial Strategy (RSS) – This sets out the region's policies in relation to the development and use of land and forms part of the Development Plan for the Borough. The North West Regional Assembly prepares the RSS.

Statement of Community Involvement (SCI) – This sets out the standards that the Council will achieve in terms of engaging communities in the preparation of the Local Development Framework and development control decisions. It is subject to Independent Examination.

Supplementary Planning Document (SPD) – A Supplementary Planning Document provides additional information in respect of policies contained in the Development Plan Documents. It is not subject to Independent Examination and does not form part of the Development Plan, although it can be a material consideration when determining planning applications.

Saved policies or plans – Existing adopted plans that are saved for three years until replaced by a more up-to-date replacement plan.

APPENDIX 1: SCOPING REPORT (STAGE B)

CONTAMINATED LAND SPD

**DRAFT
SUSTAINABILITY APPRAISAL**

SCOPING REPORT

**Strategic Planning & Information
Regeneration Department
PO BOX 452
Oldham Business Centre
Cromwell Street
Oldham
OL1 1WR**



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SA Scoping Report Contaminated Land

1 Introduction

- 1.1 This Scoping Report is the first element of the Sustainability Appraisal of the Contaminated Land Supplementary Planning Document. The Supplementary Planning Document will expand on policy NR1.6 of the adopted Unitary Development Plan, which relates to contaminated land.

What is a Sustainability Appraisal?

- 1.2 As a result of the commencement of the Planning and Compulsory Purchase Act 2004 a Sustainability Appraisal is mandatory for Supplementary Planning Documents. The Sustainability Appraisal helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in the preparation of their plans.
- 1.3 The purpose of a Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. Sustainability Appraisal is the process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.

The Role of the Scoping Report

- 1.4 This report is intended to compile the background information that is needed and to determine the scope of the Sustainability Appraisal. It is also intended to be a consultation document, the purpose of which is to allow organisations and individuals to comment on the proposed scope. It is intended that consultation at this stage will help to ensure that the Sustainability Appraisal is comprehensive and robust enough to support the Supplementary Planning Document during the later stages of full public consultation.
- 1.5 This Scoping Report is the result of work carried out on the first stage (Stage A) of the Sustainability Appraisal process for the Contaminated Land Supplementary Planning Document. The Report covers:

A1-The key sustainability objectives of other relevant plans and programmes

A2 -The relevant contaminated land baseline data for Oldham

A3 -The key sustainability issues and problems for Oldham in terms of contaminated land

A4 - The Sustainability Framework (i.e. objectives and indicators)

Requirements of the SEA Directive

- 1.6 Sustainability Appraisal must also meet the requirements of the Strategic Environmental Assessment Directive 2001/42/EC. The Council will ensure that the requirements of this directive are met. The requirements of the SEA Directive and at what stages they are met throughout this process will be signposted as follows:



Consultation Requirements

- 1.9 The Government has stated that the four consultation bodies (as required by the Strategic Environmental Assessment Directive) should be consulted at this stage. These bodies are the Countryside Agency, English Heritage, English Nature and the Environment Agency. Although not statutory consultees the Council will also consult with the following bodies on all Sustainability Appraisal Scoping Reports.
- The Government Office for the North West
 - North West Development Agency
 - Oldham Partnership

(Other key stakeholders, as identified in para 2.4 of the Sustainability Appraisal Report, were also consulted on the Scoping Report)

- 1.10 This consultation period will last for 5 weeks as required by *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* paper produced by the Office of the Deputy Prime Minister in November 2005.

Questions to Aid Consultation

- 1.11 Throughout this scoping report the Council has provided specific questions to aid the consultation process. They are located in a text box at the end of each section. The questions have been devised to aid and focus discussion on outputs that will be beneficial to the Sustainability Appraisal.

The Layout of the Scoping Report

- 1.12 This Scoping Report will follow the guidance set out in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* produced by the Office of the Deputy Prime Minister, November 2005.

1.13 This report will therefore include the following sections:

- A1 – Identifying other relevant plans, programmes and sustainability objectives
- A2 – collecting baseline information
- A3 - Identifying key sustainability issues
- A4 – Developing the SA framework

2. Stage 1 – Other Relevant Policies, Plans and Programmes (A1)



An Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes

- 2.1 The first stage in the scoping process is to identify other relevant plans and programmes. The Contaminated Land Supplementary Planning Document will not be produced in a vacuum and therefore this initial stage is important to ensure that all relevant Policies Plans and Programme's are taken into account, documented and key themes carried through into the Supplementary Planning Document.
- 2.2 The Supplementary Planning Document may be influenced in a variety of ways by other plans and programmes. It can also be influenced by external sustainability objectives such as those encompassed in policies or legislation. As part of the review relevant plans, programmes and sustainability objectives have been listed. Where indicators, targets and objectives have been identified at this stage, they will facilitate the creation of the Sustainability Appraisal targets and indicators further on in the process.
- 2.3 The guidance on Sustainability Appraisal by Office of the Deputy Prime Minister indicates that scoping reports for documents such as Supplementary Planning Document's should consider the relationship of the document to plans and programmes from international level to the local level. However for the Supplementary Planning Document it is assumed that most of the higher level plans have already been fed into local plans and strategies. The following is therefore intended only to be an overview of the most relevant higher level policy documents with the more detailed implications and links of policies and programmes beginning at the national level, as there are more likely to be direct links with Planning Policy Guidance and Statements. These issues are considered more fully within table 1.
- 2.4 In essence, by assessing how the Supplementary Planning Document may link with and be influenced by other strategies this will enable potential synergies to be exploited and any inconsistencies and constraints to be identified and addressed.

International/EU documents

EU Sixth Environmental Action Plan (2002) Environment 2010: Our Future, Our Choice

- 2.5 To achieve a quality of the environment where levels of man made contaminants, including different types of radiation, do not give rise to significant impacts on or risk to human health.

United Kingdom

Securing the Future - Delivering UK Sustainable Development Strategy (2005)

- 2.6 The following aims, principles and priorities are noted

Four main aims, these are:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Five guiding principles:

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

Four main priorities for UK action:

- Sustainable consumption and production;
- Climate change and energy;
- Natural resource protection and environmental enhancement
- Sustainable communities.

Environmental Protection Act 1990

- 2.7 Part IIA of the Act requires all authorities to inspect their area for the purpose of identifying contaminated land. Part IIA only deals with land which in its current use has the potential to cause significant harm to human health, specified plants and animals, specified buildings and property and the water environment.
- 2.8 The legal definition from section 70A(2) part II of the Act of contaminated land is “any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:
- (a) significant harm is being caused or there is the significant possibility of such harm being caused; or
 - (b) pollution of controlled waters is being, or is likely to be, caused...

Environmental Act 1995

- 2.9 Section 57 of the act inserted the contaminated land regime into part IIA of the Environmental Protection Act 1990.

The Contaminated Land (England) regulations 2000 and The Contaminated Land (England) amended regulations 2001

- 2.10 To provide an improved system for the identification and remediation of contaminated land where the contamination is causing unacceptable risk to human health or the wider environment. The extent of any risk will be assessed in the context of the current use and circumstances of the land.

Water Act 2003

- 2.11 The Water Act amends the definition of contaminated land so that it applies only where “*significant pollution of controlled waters is being caused, or there is a significant possibility of pollution being caused*”.

Creating Sustainable Communities: Building for the Future (ODPM, 2003)

- 2.12 Launched in February 2003, the plan aims to ensure improved liveability for all communities, including cleaner streets, improved parks and better public spaces. Objectives of relevance include:

- A flourishing local economy to provide jobs and wealth
- A safe and healthy local environment with a well designed public and green space

Soil, the Hidden Resource (Consultation Document, Environment Agency 2004)

- 2.13 This document is a strategy for soil protection, management and restoration. It acknowledges that healthy soils are vital to a sustainable environment. They produce food and timber; filter water; store carbon; support wildlife and the urban and rural landscape. They preserve records of our ecological and cultural past.

Making it Happen: The Northern Way (ODPM 2004)

- 2.14 The Northern Way is a multi-million pound package for urban renaissance that aims to create jobs, sustainable communities, growth in the economy across the North, and to reduce disparities between the North and South. The Northern Way is the northern element of the Sustainable Communities Plan, implementing the Sustainable Communities Plan vision across the northern region.

Broad Sustainability Objectives

- 2.15 The broad sustainability objectives included here and in the baseline data tables are taken from the guiding principles set out in *'Securing the Future, delivering UK sustainable development strategy'*, which is the Government's sustainable development strategy produced in 2005. Including these broad sustainability objectives in the early stages ensures that the evolution of the distinct local sustainability objectives can be followed from stage to stage and indeed that they are compatible with what is trying to be achieved at the national level.

Table 1 :National Planning Guidance, Regional and Local Plans

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005)			
Development plans should deliver safe, healthy and attractive places to live	No targets	The SPD will support RUDP policy to achieve this	Living within environmental limits
Planning Policy Guidance 3: Housing (DETR 2000)			
Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites	80% of housing development to take place on brownfield sites	The SPD should acknowledge that although not all brownfield sites are contaminated, some sites are and could, once remediated add to land available for residential development	Living within environmental limits Ensuring a strong, healthy and just society
Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (DOE 1992)			
Development plans provide the policy framework, weighing	No targets	The SPD should provide guidance on remediation of sites for such a possible end purpose.	Living within environmental limits Achieving a sustainable economy

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
the importance of industrial and commercial development with that of maintaining and improving environmental quality.			
Planning Policy Guidance 15: Planning and the Historic Environment (DOE 1994)			
The protection of the historic environment, whether individual listed buildings, conservation areas, parks and gardens, battlefields or the wider historic landscape is key. Regard should be had to the desirability of preserving any listed buildings or its settings, or any features of special architectural or historic interest, and	No Targets	The SPD should ensure the protection of the historic environment and should provide guidance on the assessment of such sites when developing on contaminated land.	Living within environmental limits.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
should pay attention to the desirability of preserving or enhancing the character or appearance of any conservation area.			
Planning Policy Guidance 16: Archaeology and planning (DOE 1990)			
Policies should protect, enhance, and preserve sites of archaeological interest and their settings. Where important archaeological remains may exist a archaeological field examination may be required.	No Targets.	The SPD should ensure that development on contaminated sites protects and enhances important sites of archaeological interest and field examinations are undertaken where necessary.	Living within environmental limits.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Planning Policy Statement 23: Planning and Pollution Control (ODPM 2004)			
The quality of land, air or water and potential impacts arising from development leading to impacts on health, is capable of being a material planning consideration	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits
The presence of contaminated land can present risks to human health and the environment	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits
Contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities, through the impacts on the users of the land, and on neighbouring uses.	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
It remains the responsibility of the landowner/developer to identify land affected by contamination and to ensure that remediation is undertaken to ensure a safe environment.	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits
LDD's have a positive role to play in steering development onto appropriate previously developed land, some of which may be affected by contamination	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
LPAs should pay particular attention to development proposals for sites where there is a reason to suspect contamination. If the potential for contamination is confirmed, further studies by the intending developer to assess the risks and identify and appraise the options for remediation should be required.	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits
Circular 02/2000 (DETR 2000)			
The Governments objectives for contaminated land are: <ul style="list-style-type: none"> • To identify and remove unacceptable risks to human health 	No targets	The SPD will support RUDP policy to achieve these objectives	Living within environmental limits

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
<p>and the environment</p> <ul style="list-style-type: none"> • to seek to bring damaged land back into beneficial use; and • to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Regional Spatial Strategy for the North West (NWRA 2003)			
To secure an urban renaissance	No targets	The remediation of contaminated land should help to achieve this objective	Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy
Regional Economic Strategy (NWRA 2006)			
Secure new uses for brownfield land	No targets	The remediation of contaminated land should contribute to these aims. Added in following comments from NWDA.	Living within environmental limits Achieving a sustainable economy
Deliver high quality employment sites and premises	No targets		
Develop new uses for brownfield land-including housing and the creation of new strategic greenspace (Action 84).	No targets		
Oldham Beyond (Oldham Partnership 2004)			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Oldham Beyond is a framework for delivering regeneration across the whole Borough up to 2020 including developing quality housing, public spaces, learning facilities, employment opportunities and transport links.	No Targets	The SPD should help RUDP policy to work towards these aims	Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy
Oldham Corporate Plan 2005-2008			
The most relevant corporate theme is for an improved environment.	No Targets	Such an SPD will work towards this aim	Living within environmental limits
Oldham Metropolitan Borough Unitary Development Plan			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
The regeneration of contaminated sites is a priority in support of the Council's aim to promote social, economic and environmental well-being and to protect green space and the natural environment	No Targets	The SPD will directly support this UDP objective	Living within environmental limits
Oldham Community Strategy 2005 - 2020			
Maintaining and improving our buildings, streets, parks, open spaces, woodland, wider countryside and rivers through environmentally sensitive regeneration	ODPM PSA8 – lead the delivery of cleaner, safer and greener public spaces and improvement of the quality of the built environment in deprived areas and across the country, with measurable improvement by 2008.	The SPD will support this objective as part of the spatial expression of the SPD	Living within environmental limits

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Oldham Contaminated Land Strategy 2001			
<p>Encourage site owners to remediate voluntarily rather than issue remediation notices</p> <p>Be available to support and advise developers and other site owners in their remediation work</p>	No targets	The SPD will help to achieve these aims through the planning process	Living within environmental limits

2.16 This process has shown that there are no inconsistencies between the plans or strategies identified. Although for differing purposes, the strategies point towards improving the environment. The Contaminated Land Supplementary Planning Document would directly achieve this, by providing advice on how to remediate areas affected by contamination.

3. Stage 2 - Baseline Information (A2)



The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme



The environmental characteristics of areas likely to be significantly affected

2.17 *This stage involves the collection of data, which will be of particular relevance to the Contaminated Land Supplementary Planning Document. It is baseline data that provides the basis for predicting and monitoring effects and can help to identify sustainability problems and alternative ways of dealing with them. The information collected at this stage should give information about the current and likely future state of the plan area. This will allow the plan's likely effects to be adequately predicted.*

Oldham Borough Characterisation

- 2.18 The Borough of Oldham covers approximately 55 square miles and has around 217,000 inhabitants, as recorded at the 2001 Census.
- 2.19 Oldham Borough has a diverse landscape with the eastern part of the Borough containing significant areas of open countryside with a settlement pattern of densely settled river valleys, typical of the South Pennines, and dispersed farmsteads. However to the west, the Borough has an urban character, reflecting its position close to Manchester City Centre.

- 2.20 Oldham has a significant problem with contaminated land due to its past industrial history, when there were around 320 cotton mills at the height of the industrial boom. The processes that were carried out by these mills have left significant residual contamination. In addition to this the industries that supported the mills such as engineering works may also have been contributors to this problem.

Baseline Data

- 2.21 **The following information presents an overview of the statistical information currently available in relation to the Contaminated Land Supplementary Planning Document. As stated earlier base line data is collected in order to help predict and monitor possible effects. It also helps to identify sustainability problems and alternative ways of dealing with them.**
- 2.22 **As with all studies of data it will be impossible to provide an exhaustive list. However it should also be noted that not all data will be of relevance or useable. For example a data set may be unavailable at the right scale, out of date, unreliable, partial or biased. To ensure that this risk is minimised information will be carefully chosen and must have relevance to this topic. If incorrect information is chosen, this could lead to a document that is not focused on the correct areas or that monitoring of the document is not as successful as it could be. For this reason it is also important that information collected is kept as up to date as possible, so the source of information also needs to be consistent and reliable.**
- 2.23 **The Supplementary Planning Document will be informed by higher policies, plans and programmes, such as those identified at stage 1. As these are reviewed it may be necessary to identify further baseline data. Similarly baseline data that is not currently collected at the local level, but will be important to monitor the success of the Supplementary Planning Document, may also be identified if it is feasible to collect the information.**

Table 2. Baseline Data

PROPOSED HEADLINE OBJECTIVE	INDICATOR (S)	DATA	COMPARATORS/TARGETS	ISSUE IDENTIFIED
Living within environmental limits	Number of identified contaminated sites in the Borough	798	None	Large number of contaminated sites in the Borough
	Cumulative area of contaminated sites	Data gap – will be able to calculate in future	n/a	n/a
	Number of applications relating to contaminated sites	2005/2006 = 108	2003-2006 =415	Significant number of applications relating to contaminated sites
	Number of sites remediated	91 (based on completion reports received from developers)	None	Relatively low number of sites remediated compared to number contaminated
	Cumulative area of sites remediated	Data gap – will be able to calculate in future	n/a	n/a

PROPOSED HEADLINE OBJECTIVE	INDICATOR (S)	DATA	COMPARATORS/TARGETS	ISSUE IDENTIFIED
Achieving a sustainable economy	Number of sites linked to remediation for commercial end use	Data Gap - not currently monitored	n/a	n/a
Ensuring a strong, healthy and just society	Number of sites remediated linked to residential end use	Data Gap – Not Currently monitored	n/a	n/a

4. Stage 3 - Identifying Key Sustainability Issues (A3)



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

Key Issues and Problems

Living Within Environmental Limits

- The Borough has a significant number of contaminated sites as a legacy of its industrial past, which if not remediated and made available for development could result in pressure for development of ‘greenfield’ sites.
- High target for reuse of previously developed sites for housing

Ensuring a strong, healthy and just Society

- High target for reuse of previously developed sites for housing

Achieving a Sustainable Economy

- Commitment to providing high quality employment sites

5. Stage 4 - Developing the SA Framework (A4)



The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation

Plan Objective

- 5.1 The Contaminated Land Supplementary Planning Document will supplement policy within the adopted Unitary Development Plan. The Supplementary Planning Document will therefore be consistent with the aims and objectives of the adopted Unitary Development Plan. The objectives of the Supplementary Planning Document have therefore been developed using the objectives of the relevant Natural Resources policies within the adopted Unitary Development Plan.

Objective

- 5.2 To promote social, economic and environmental well-being and to protect green space and the natural environment.

Development of Sustainability Objectives

- 5.3 The purpose of developing the SA framework is to provide a means by which the sustainability of the Supplementary Planning Document can be appraised. The process of developing the SA framework involves the development of sustainability objectives. These objectives should take into account the processes that have taken place through tasks A1 to A3 and aim to address the problems and issues raised in the previous section.
- 5.4 The Sustainability Appraisal Objectives provide a methodological yardstick against which the social, environmental and economic effects of the plan can be tested. These objectives are distinct from the plan Objectives, though they will often

overlap with them. Sustainability Objectives should also focus on outputs (or ends), not how the outcomes will be achieved. In studying the stages A1 to A3 it would appear appropriate to have the sustainability objectives identified in table 3. Table 3 records the reasons for choosing the Sustainability Objectives.

Table 3. Sustainability objectives

Source of sustainability issue/wording		Other sources indicating importance of issue wording		
Regional SD Framework	SEA Directive	Other Plans and programmes	Sustainability issues and problems identified	Proposed SA Objectives
Living within environmental limits				
Biodiversity and landscapes	Soil	PPS23	Significant number of contaminated sites in the Borough	To conserve soil resources and quality
Ensuring a strong, healthy and just society				
Ensuring a strong, healthy and just society	Material assets	PPS1	High target for number of dwellings built on previously developed land	Increase number of contaminated sites available for development
Ensuring a sustainable economy				
Enterprise and innovation	Material assets	Regional Economic Strategy	Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality.	Increase number of contaminated sites available for development

Resultant Proposed Sustainability Objectives

Objective A

To conserve soil resources and quality

Objective B

Increase number of contaminated sites available for development

(Please note that objective B was amended to “Increase the number of contaminated sites available for development and appropriate end uses” as a result of stage A5 consultation).

? Questions to aid consultation ?

Do you agree with the sustainability objectives, targets and indicators that have been identified?

Are there any other sustainability objectives, targets and indicators that should be added? Should any of those identified be removed?

APPENDIX 2: COMMENTS RECEIVED ON THE SCOPING REPORT AND THE COUNCIL'S RESPONSES

Respondent	Comment	Council Response
Government Office for the North West	The Scoping Report appears to cover the main areas indicated in the Government guidance and we do not wish to make any specific comments	Noted.
English Heritage	It is not clear to what extent any SEA screening has been undertaken to assess whether there will be significant environmental effects of the SPD	The Council decided to carry out a Sustainability Appraisal incorporating the requirements of the SEA Directive from the outset, so ensuring that any potential environmental impacts can be assessed alongside any economic and social effects. Therefore the screening process was not considered necessary.
	Contaminated land, by its very nature, often coincides with areas of significant archaeological interest or potential. It is therefore important that the SA/SEA fully addresses this issue in order to fulfil the purpose of the SEA directive "...to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with view to promoting sustainable development.." article 1 (the SEA Directive)	Experience to date within the Borough has not indicated that Contaminated Land "Sites of Potential Concern" as defined in BVPI 217 compromise areas of real or potential archaeological interest.

	<p>Other relevant policies should include PPG15 and PPG16. A thorough approach to archaeological and historic buildings assessment and evaluation based on the principles set out in PPG's 15 and 16 can provide useful baseline information and help inform choices about remediation options. You are advised to consult the Greater Manchester Sites and Monuments Record/ Historic Environment Record.</p>	<p>The Scoping Report will be amended to include reference to PPG15 and PPG16.</p> <p>The Greater Manchester Archaeological Unit is already listed on the LDF mailing list and, and will be consulted on the draft SPD and SA Report.</p>
	<p>Baseline information should cover all designated historic assets together with potential impacts on non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity.</p>	<p>Noted, however as reported in the Scoping Report it is impossible to provide an exhaustive list and the data selected has been carefully chosen to focus on those areas that have most relevance to the topic.</p>
	<p>It is important for the SA framework to explicitly cover the historic environment. The following objectives are suggested:</p> <ul style="list-style-type: none"> • Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance. • Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. 	<p>The UDP recognises the importance of the historic environment, within the Borough's context, and has specific policies to cover this area of planning. It is not proposed to include the suggestions as specific objectives for the Contaminated Land SPD</p>
<p>Northwest Regional Development Agency</p>	<p>We are pleased to see reference to the latest (2006) Regional Economic Strategy in the summary of plans. Additionally, we feel it would be helpful for the Scoping Report</p>	<p>It is acknowledged the Scoping Report should refer to this action in the RES. It is also proposed to reconsider SA Objective B to</p>

	to refer to action 84 within the RES which aims to develop new uses for brownfield land including housing and the creation of new strategic greenspace	include wider end uses rather than just development as a result.
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APPENDIX 3: TESTING THE PLAN OBJECTIVES AGAINST THE SUSTAINABILITY OBJECTIVES

Plan Objective	Sustainability Objectives	
	Objective A: To conserve soil resources and quality.	Objective B: Increase number of contaminated sites available for development and other appropriate end uses
1: To promote social, economic and environmental well being and to protect green space and the natural environment.	Positive Compatible	Positive Compatible
<p>Comments and recommendations:</p> <p>The Plan objective is in accordance with sustainability principles and is compatible with the Sustainability objectives.</p>		

APPENDIX 4: SUSTAINABILITY FRAMEWORK TOOLKIT CHECKLIST

1. Will the initiative improve the competitiveness and productivity of business?
2. Will the initiative exploit the growth of potential business sectors?
3. Will the initiative develop and exploit the region's knowledge base?
4. Will the initiative deliver urban/rural renaissance?
5. Will the initiative secure economic inclusion?
6. Will the initiative develop and maintain a healthy labour market?
7. Will the initiative alleviate poverty?
8. Will the initiative reduce the need to travel and develop strategic transport, communication and economic infrastructure?
9. Will the initiative or strategy develop and market the region's image?
10. Will the initiative improve health and reduce health inequalities?
11. Will the initiative improve access to good quality, affordable and resource efficient housing?
12. Will the initiative reduce crime, disorder and the fear of crime?
13. Will the initiative involve all stakeholders in decision making?
14. Will the initiative value diversity, improve equity and equality of opportunity?
15. Will the initiative develop strong and positive relationships between people from different backgrounds and communities?
16. Will the initiative improve access to and use of basic goods, services and amenities?
17. Will the initiative protect places, landscapes and buildings of historic, cultural and archaeological interest?
18. Will the initiative protect and improve local environmental quality?
19. Will the initiative protect and enhance biodiversity?
20. Will the initiative protect and improve the quality of inland and coastal waters?
21. Will the initiative protect and improve air quality?

22. Will the initiative protect and improve land quality?
23. Will the initiative address the need to limit and adapt to climate change?
24. Will the initiative ensure the prudent use of natural resources and the sustainable management of existing resources?
25. Will the initiative minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources?
26. Will the initiative ensure the sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates?

APPENDIX 5: SUSTAINABILITY FRAMEWORK FINDINGS

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy						Option 2 - Implement the SPD								
Criteria	Impact +/++/-/- /? / 0			Scale		Supporting Evidence – Any secondary or cumulative effects?	Suggested Changes	Impact +/++/-/- /? / 0			Scale		Supporting Evidence – Any secondary or cumulative effects?	Suggested Changes
	S 3	M 10	L 10+	Local	Trans- boundary			S 3	M 10	L 10+	Local	Trans- boundary		
Will the initiative improve the competitiveness and productivity of businesses?	0	0-		Y		Could potentially be a long-term impact if policy places restrictions upon businesses in Oldham, whilst competing businesses elsewhere in the region/country are not affected by similar-type policies.		?	+	++	Y	Y	Positive impacts will grow over time. However, the short-term impacts are uncertain.	The SPD needs to provide clarity to developers on requirements for developing on contaminated sites. Policy approach needs to be reflected across neighbouring authorities, if businesses in Oldham are not to be placed at a disadvantage.

Contaminated Land SA Objective A: To conserve soil resources and quality													
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD						
Will the initiative exploit the growth potential of business sectors?	0	0-	Y		Could potentially be a long-term impact if policy places restrictions upon businesses in Oldham, whilst competing businesses elsewhere in the region/country are not affected by similar-type policies.		?	+	++	Y	Y	Positive impacts will grow over time. However, the short-term impacts are uncertain.	The SPD needs to provide clarity to developers on requirements for developing on contaminated sites. Policy approach needs to be reflected across neighbouring authorities.
Will the initiative develop and exploit the region's knowledge base?	0	0-	Y		Could potentially be a long-term impact if policy places restrictions upon businesses in Oldham, whilst competing businesses elsewhere in the region/country are not affected by similar-type policies.		?	+	++	Y	Y	Positive impacts will grow over time. However, the short-term impacts are uncertain.	The SPD needs to provide clarity to developers on requirements for developing on contaminated sites. Policy approach needs to be reflected across neighbouring authorities, if businesses in Oldham are not to be placed at a disadvantage.

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD							
Will the initiative deliver urban/rural renaissance?	+	+	+	Y		UDP will contribute towards an urban/rural renaissance.		++	++	++	Y	Y	The SPD would broaden this by expanding on the benefits to be achieved from implementation of the UDP policy.	Needs to clarify what is suitable for proposed use. Consider highlighting benefits of remediation of contaminated land in particular regeneration areas e.g. possibility of funding.
Will the initiative reduce the need to travel and will it develop strategic transport, communication and economic infrastructure?		0+	+	Y		UDP allocates sites in a number of locations across the Borough to maximise advantage of existing infrastructure.		+	+	++	Y	Y	The SPD will assist with the development of more `local` sites that may be contaminated, which will help to bring forward development sites that will help to reduce the need to travel.	

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD							
Will the initiative or strategy develop and market the region's image?	+	+	++	Y	Y	The UDP allocates sites that when developed will contribute towards improving the image regionally.		+	++	++	Y	Y	The SPD will assist with bringing forward contaminated sites for development more speedily. This will contribute towards improving the image faster.	The criteria and additional guidance will be available at the initial stages to guide what information an applicant has to provide in support of a development proposal, therefore improving the efficiency and effectiveness of the development control process.
Will it improve health and reduce health inequalities?	+	+	+	Y	Y	UDP will improve the link between health & contaminated land. Will outline the 'standard suitable for proposed use'.		+	++	++	Y	Y	The SPD will assist with bringing forward contaminated sites for development more speedily. This will contribute towards achieving the objective.	It is difficult to show the direct relationship between health and land conditions. In the short-term links could be made to studies and in the long-term links could be compared with trends.

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD							
Will the initiative improve access to good quality, affordable and resource efficient housing?	+	+	+	Y	Y	The UDP allocates sites for development as well as reserving land for future development.		+	++	++	Y	Y	The SPD will provide information to developers on requirements for bringing forward contaminated sites for development, and therefore will improve the efficiency and effectiveness of the development control process.	
Will it protect places, landscapes and buildings of historic, cultural and archaeological value?	+	+	+	Y	Y	The re-use of contaminated sites will help protect places, landscapes and buildings of historic, cultural and archaeological value.		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP policy.	

Contaminated Land SA Objective A: To conserve soil resources and quality													
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD						
Will it protect and improve local environmental quality?	+	+	+	Y	Y	This is a key issue of the UDP; the Plan is directly linked to improving environmental quality.		++	++	++	Y	Y	It is directly linked to improving environmental quality. The SPD may further environmental improvements.
Will it protect and enhance biodiversity?	+ / -	+ / -	+ / -	Y	Y	Depends on a site-by-site basis. Redeveloping contaminated sites could create a loss of rare biodiversity, but equally it could also improve biodiversity. Redevelopment could also cause loss of local important green space/ habitats or equally it could create new open space.		+ / -	+ / -	+ / -	Y	Y	Depends on a site by site basis. Redeveloping contaminated sites could create a loss of rare biodiversity, but equally it could also improve biodiversity. Redevelopment could also cause loss of local important green space/ habitats or equally it could create new open space.

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD							
Will it protect and improve the quality of inland and coastal waters?	+	+	+	Y	Y	No direct impact on coastal waters, however remediation of contaminated sites will prevent contamination getting into the water system through run off.		++	++	++	Y	Y	The SPD will provide further information to support the implementation of the UDP policy.	
Will it protect and improve land quality?	+	+	+	Y	Y	This is a key issue of the UDP; the Plan is directly linked to improving environmental quality.		++	++	++	Y	Y	It is directly linked to improving environmental quality. The SPD may further environmental improvements.	
Will it ensure the prudent use of natural resources and the sustainable management of existing resources?	+	+	+	Y	Y	The UDP will protect and conserve soil resources.		++	++	++	Y	Y	The SPD will provide further guidance to help ensure the prudent use of soil resources.	

Contaminated Land SA Objective A: To conserve soil resources and quality														
Option 1 - Rely solely on the UDP policy							Option 2 - Implement the SPD							
Will it ensure the sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates?	+	+	+	Y	Y	The UDP provides guidance on the sustainable management of waste, including soil.		+	++	++	Y	Y	The SPD will provide further information to support the implementation of the UDP policy.	

- ++ = Significantly moves towards
- + = Positive
- 0 = Neutral
- ? = Unsure
- = Negative
- = = Significantly moves away

Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses														
	Option 1 - Rely solely on UDP policy						Option 2 - Implement the SPD							
Criteria	Impact + / ++ / - / - - / ? / 0			Scale		Supporting Evidence – Any secondary or cumulative effects?	Suggested Changes	Impact + / ++ / - / - - / ? / 0			Scale		Supporting Evidence – Any secondary or cumulative effects?	Suggested Changes
	S 3	M 10	L 10+	Local	Trans- boundary			S 3	M 10	L 10+	Local	Trans- boundary		
Will the initiative improve the competitiveness and productivity of businesses?	+	+	+	Y	Y	Increasing the number of contaminated sites available for development will enable more businesses to locate within the borough adding to competitiveness within business sectors.		++	++	++	Y	Y	The SPD will provide further information to developers on requirements for bringing forward contaminated sites for development, and therefore will improve the efficiency and effectiveness of the development control process.	

Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses														
Option 1 - Rely solely on UDP policy							Option 2 - Implement the SPD							
Will the initiative exploit the growth potential of business sectors?	+	+	+	Y	Y	The UDP allocates sufficient land for business and industry, but there may be a question over the quality/range/size of the sites available.		+	++	++	Y	Y	The SPD will provide further information to developers on requirements for bringing forward contaminated sites for development, and therefore will improve the efficiency and effectiveness of the development control process.	
Will the initiative deliver urban/rural renaissance?	+	+	+	Y		UDP will contribute towards an urban/rural renaissance.		++	++	++	Y		The SPD would broaden this by expanding on the benefits to be achieved from implementation of the UDP.	

Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses														
Option 1 - Rely solely on UDP policy							Option 2 - Implement the SPD							
Will the initiative reduce the need to travel and will it develop strategic transport, communication and economic infrastructure?	0+	+	Y			The UDP allocates sites in a number of locations across the Borough to maximise advantage of existing infrastructure.		+	+	++	Y	Y	The SPD will assist with the development of more `local` sites that may be contaminated, which will help to bring forward development sites that will help to reduce the need to travel.	
Will the initiative or strategy develop and market the region's image?	+	+	++	Y	Y	The UDP allocates sites that when developed will contribute towards improving the image regionally.		+	++	++	Y	Y	The SPD will assist with bringing forward contaminated sites for development more speedily. This will contribute towards improving the image faster.	The criteria and additional guidance will be available at the initial stages to guide what information an applicant has to provide in support of a development proposal, therefore improving the efficiency and effectiveness of the development control process.

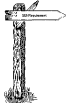
Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses													
Option 1 - Rely solely on UDP policy							Option 2 - Implement the SPD						
Will the initiative improve access to good quality, affordable and resource efficient housing?	+	+	+	Y	Y	The UDP can influence whether the contaminated land is used for affordable housing.		+	++	++	Y	Y	The SPD will provide further information to developers on requirements for bringing forward contaminated sites for development, and therefore will improve the efficiency and effectiveness of the development control process.
Will it protect and improve local environmental quality?	+	+	+	Y	Y	The UDP is directly linked to improving environmental quality.		++	++	++	Y	Y	It is directly linked to improving environmental quality. The SPD may further environmental improvements.

Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses														
Option 1 - Rely solely on UDP policy							Option 2 - Implement the SPD							
Will it protect and enhance biodiversity?	+ / -	+ / -	+ / -	Y	Y	Depends on a site by site basis. Redeveloping contaminated sites could create a loss of rare biodiversity, but equally it could also improve biodiversity. Redevelopment could also cause loss of local important green space/ habitats or equally it could create new open space.		+ / -	+ / -	+ / -	Y	Y	Depends on a site by site basis. Redeveloping contaminated sites could create a loss of rare biodiversity, but equally it could also improve biodiversity. Redevelopment could also cause loss of local important green space/ habitats or equally it could create new open space.	
Will it protect and improve land quality?	+	+	+	Y	Y	This is a key issue of the UDP; the Plan is directly linked to improving environmental quality.		++	++	++	Y	Y	It is directly linked to improving environmental quality. The SPD may further environmental improvements.	

Contaminated Land SA Objective B: Increase number of contaminated sites available for development and other appropriate end uses														
Option 1 - Rely solely on UDP policy							Option 2 - Implement the SPD							
Will it ensure the prudent use of natural resources and the sustainable management of existing resources?	+	+	+	Y	Y	The UDP promotes the sustainable reuse of contaminated/ brownfield land.		++	++	++	Y	Y	The SPD will provide further information to developers on requirements for bringing forward contaminated sites for development, and therefore will improve the efficiency and effectiveness of the development control process.	

- ++ = Significantly moves towards
- + = Positive
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- ? = Unsure
- = Negative
- = = Significantly moves away

APPENDIX 6: COMPLIANCE WITH THE SEA DIRECTIVE / REGULATIONS

<p style="text-align: center;">Stage</p>	<p style="text-align: center;">  Signposted area of the SEA Directive </p>
<p>Stage A:</p> <p>Setting the context and objectives, establishing the baseline and deciding on the scope.</p>	<p>The Environmental Report should provide information on [inter alia]:</p> <ul style="list-style-type: none"> • the “relationship [of the plan or programme] with other relevant plans or programmes” (Annex I(a)) • “the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (annex I (e)) • “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly affected” (Annex I (b), (c)) • “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d)) <p>“...the authorities ...which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes...shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3)</p>
<p>Stage B:</p> <p>Developing and refining options and assessing effects</p>	<p>“...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))</p>

<p>Stage C:</p> <p>Preparing the Sustainability Report</p>	<p>“The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, (and) its stage in the decision-making process” (Article 5.2).</p> <p>Information to be provided in the Environmental Report includes:</p> <p>“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects” (Annex I (f) and footnote).</p> <p>“an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))</p> <p>“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme” (Annex I (g))</p>
<p>Stage D:</p> <p>Consulting on the preferred options of the DPD and SA Report</p>	<p>The authorities [with relevant environmental responsibilities] and the public... shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme</p> <p>The environmental report...the opinions expressed [in responses to consultation]...and the results of any transboundary consultations...shall be taken into account during the preparation of the plan or programme before its adoption...</p> <p>When a plan or programme is adopted, the [environmental] authorities [and] the public...are informed and the following items [shall be] made available to those so informed: (a) the plan or programme as adopted, (b) a statement summarising how environmental considerations have been integrated into the plan or programme ...[including] the reasons for choosing the plan or programme as adopted, in the light of other reasonable alternatives dealt with, and (c) the measures decided concerning monitoring</p>

Stage E: Monitoring the significant effects of implementing the DPD	Member States shall monitor the significant environmental effects of the implementation of the plans and programmes in order, <i>inter alia</i> , to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1) The Environmental Report shall include “a description of the measures envisaged concerning monitoring”
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