

OLDHAM METROPOLITAN BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

**SUSTAINABILITY APPRAISAL REPORT
FOR
DRAFT ASSESSMENT OF EMPLOYMENT SITES
SUPPLEMENTARY PLANNING DOCUMENT**

June 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 section on the following telephone numbers: 0161 770 4139 / 4151.

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.

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पिनंती करवाथी, डाउन्सिल द्वारा आ हस्तावेज विविध रुपमां उपलब्ध करवामां आवही. ए।त., मोटा छापेलां अक्षरोमां, सीडी डे ओडियो टेप पर अने विविध समाजनी बोधाओनी समावेश थाय छे. ह्पुा करी, वघारे माहिती माटे, 0161 770 4151, 4163 अथवा 4139 नंअर पर हीा करी.

काउंसिल, এই दलिलটিকে अनुरোধ সাপেক্ষে এবং যদি উপযুক্ত হয়-অন্যান্য ভাবে পাওয়ার ব্যবস্থা করবে, যার অন্তর্ভুক্ত হল বড় অক্ষরে, ইলেকট্রনিকভাবে এবং কমিউনিটির বিভিন্ন ভাষায়। দয়া করে আরও বিস্তারিত তথ্যে জন্য টেলিফোন করুন 0161 770 4151, 4163 অথবা 4139 এই নম্বরগুলোতে।

رمانگ ہونی اور مناسب ہوا تو کونسل اس دستاویز کو موٹی لکھائی، ٹیپ یا سی ڈی وغیرہ اور کمیونٹی کی زبانوں میں بھی فراہم کرنے کا انتظام رے گی۔ مزید معلومات کیلئے 0161 770 4151 یا 0161 770 4163 یا 0161 770 4139 پر فون کریں۔

LIST OF ABBREVIATIONS

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

DPD – Development Plan Document

HMR – Housing Market Renewal

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)

PEZ – Primary Employment Zone

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 draft Assessment of Employment Sites Supplementary Planning Document (SPD).

What is the draft Assessment of Employment Sites Supplementary Planning Document?

The purposes of SPDs are to provide further detail to policies contained within the Oldham Metropolitan Borough Unitary Development Plan. The draft Assessment of Employment Sites SPD will provide further guidance on the requirements of UDP Policies B2.1 and B2.2.

The draft Assessment of Employment Sites SPD will provide specific advice on:

- How the council defines the terms “market assessment” and “viability” and Housing Market Renewal (HMR) objectives;
- The nature of the assessments required; and
- How the council intends to assess such information.

The draft SPD will also identify circumstances where planning obligations will be appropriate for meeting the HMR criteria and in such cases set out the required facilities, services or other measures to be implemented by developers; and in the case of commuted sums, explain the mechanisms for setting the level of developer contributions, how the contributions will be managed by the Council and what schemes they will benefit.

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 draft Assessment of Employment Sites 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*)

- Employment land within the Borough should continue to be located on brownfield sites

Achieving a Sustainable Economy (*Economic Issues*)

- The Borough needs an adequate portfolio of employment sites, for businesses to start, grow and evolve
- The Borough needs to safeguard the most valuable employment sites for employment generating purposes
- Employment should be located in areas that are highly accessible by public transport and that will support sustainable economic regeneration

A4: Development of the Sustainability Appraisal framework

The following Plan objectives and Sustainability Objectives were identified:

Plan Objectives

- 1 Make better use of vacant underused land and buildings in existing employment areas
- 2 Consolidate the potential of vacant and underused land as centres of future business and industry growth
- 3 Provide a range of sites for a variety of new employment uses, excluding retail, to meet the needs of new firms in the Borough and existing companies that wish to expand

Sustainability Objectives

- A To safeguard the most valuable (in terms of size, location and accessibility), employment land sites
- B To encourage new travel intensive employment development to take place in areas highly accessible by public transport
- C To realise the maximum benefit of derelict land and buildings

(Please note that Objective B was amended to "To encourage new travel intensive employment uses to take place in areas highly accessible by public transport", and Objective C was amended to "To realise the maximum benefit of Previously Developed Land and buildings" as a result of stage B1.)

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 15 January and 19 February 2007.

STAGE B – APPRAISAL OF PLAN OPTIONS

It is essential that the objectives of the Assessment of Employment Sites SPD are sustainable. To ensure that this is the case the Plan Objectives were tested against the Sustainability Objectives. It was considered that these objectives are in agreement. (See Appendix 3)

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

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

Option 2: Implement the draft SPD on Assessment of Employment Sites

A Sustainability Appraisal of the options was carried out on 17 May 2007. 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 policies.

STAGE E - MONITORING

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

Once the draft Assessment of Employment Sites 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 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 draft Assessment of Employment Sites SPD. It should be read in conjunction with the draft SPD. The draft SPD expands on how the UDP policies on Primary Employment Zones (PEZs) and existing employment sites outside PEZs will be implemented when considering developments for housing and/or community uses in the Borough. The UDP policies on PEZs and existing employment sites outside PEZs were 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 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 draft SPD. However, any comments that are submitted with regard to

the SA Report must relate to the effects of the draft SPD **and not** the saved UDP policies that the draft 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 draft SPD.

1.1 Non-Technical Summary

1.1.1 A non-technical summary of the Sustainability Appraisal of the draft SPD is included at the front of this SA Report.

1.2 Likely significant effects of the SPD

1.2.1 The draft SPD is a document that assists with the implementation of the UDP policies on Primary Employment Zones (PEZs) and Protection of Existing Employment Sites Outside PEZs (Policies B2.1 and B2.2). It aims to provide greater clarity and further information for those proposing the development of residential and/or community uses on sites in PEZs or existing employment sites outside PEZs. The draft SPD is likely to lead to better implementation of the UDP policies 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 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*" (revised 2006) published by the North West Regional Assembly. This toolkit was then amended to better reflect Oldham specifically. The toolkit contains 14 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 policies and Option 2 to implement the draft SPD. Appendix 5 summarises the findings of this stage.

1.3.3 The Sustainability Appraisal allowed the draft 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 policies will result in better outcomes than relying solely on the UDP policies themselves.

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 draft SPD.


2.1 Approach adopted to the Sustainability Appraisal

2.1.1 The Sustainability Appraisal of the draft 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, so far, 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 ) 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* (revised 2006), published by the North West Regional Assembly. The sustainability appraisal framework incorporated a list of questions adapted from the toolkit, which are relevant to Oldham. 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 14 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 15 January and 19 February 2007.

2.2.2 Stage B of the Sustainability Appraisal was undertaken on 17 May 2007.

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:

- Pauline Goodhall (Strategic Planning and Information)
- Imogen Fuller (Boroughwide Strategy)
- Georgina McGough (Strategic Planning and Information)
- Clare Moran (Strategic Planning and Information)
- Adam Hackett (Environmental Policy)

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:

- MIDAS
- Manchester Enterprise Ltd
- Greater Manchester Chamber of Commerce

2.5 Difficulties encountered in compiling information or carrying out the assessment

2.5.1 There are currently data gaps in the baseline data, which will need to be collected in the future in order to be able to monitor the effects of the SPD effectively.

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 draft Assessment of Employment Sites 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 draft SPD options and details for the monitoring of the draft SPD.

3.2 Plan objectives and outline of contents

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

3.2.2 The Plan Objectives for business, industry and the local economy are to:

- Make better use of vacant underused land and buildings in existing employment areas;
- Consolidate the potential of vacant and underused land as centres of future business and industry growth; and
- Provide a range of sites for a variety of new employment uses, excluding retail, to meet the needs of new firms in the Borough and existing companies that wish to expand.

3.3 Compliance with the SEA Directive/Regulations

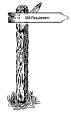
3.3.1 This SA Report incorporates the requirements of the SEA Directive. Appendix 6 indicates how the requirements of the SEA Directive have been met through the sustainability appraisal.

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 At present, there are data gaps where information is required to enable the indicators to be monitored. This information will need to be collected in the future for monitoring purposes.

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 safeguard the most valuable (in terms of size, location and accessibility), employment land sites
- B To encourage new travel intensive employment uses to take place in areas highly accessible by public transport
- C To realise the maximum benefit of Previously Developed Land and buildings

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 policies**

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

- **Option 2 – Implement the draft SPD on Assessment of Employment Sites**

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

5.1.2 Given the specific nature of the subject topic of the draft SPD, the options were limited to these two only.

5.1.3 Adopting the 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 on assessment of employment sites. However, it was considered that Option 2 would offer greater clarity and explanation on the interpretation of the UDP policies and therefore would assist developers on what they are required to do when proposing the development of residential and/or community uses on sites in PEZs or existing employment sites outside PEZs. 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 of developments within PEZs or existing employment sites outside PEZs.

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* (revised 2006) published by North West Regional Assembly.

Testing the Assessment of Employment Sites 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 Assessment of Employment Sites SPD reflect its specific nature. The options chosen are:

Option 1: Rely solely on UDP Policy

5.3.5 Under this approach decisions relating to applications that may affect employment sites will rely solely on policies the Oldham Metropolitan Borough UDP, alongside any relevant policies within RSS.

Option 2: Adopt draft SPD on Assessment of Employment Sites

5.3.6 Under this approach a draft SPD relating to the assessment of employment sites would be adopted. This would supplement existing development plan policies and provide further, more detailed advice. The Assessment of Employment Sites SPD will provide specific advice on:

- How the council defines the terms “market assessment” and “viability” and HMR objectives;
- The nature of the assessments required; and
- How the council intends to assess such information.

5.3.7 The SPD will also identify circumstances where planning obligation will be appropriate for meeting the HMR criteria and in such cases set out the required facilities, services or other measures to be implemented by developers; and in the case of commuted sums, explain the mechanisms for

setting the level of developer contributions, how the contributions will be managed by the Council and what schemes they will benefit.

5.3.8 Option 2 (implementing the draft 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 policies alone or to implement the draft Assessment of Employment Sites SPD, as the SPD is a specialist document that seeks to assist with the implementation of the UDP policies 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 policies, Policies B2.1 and B2.2.

6.2.2 The SPD offers further interpretation on UDP Policies B2.1 and B2.2 on employment sites in order to assist with their implementation.

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 draft SPD. The SPD assists with the interpretation and implementation of the adopted UDP policies on

PEZs and existing employment sites outside PEZs, which have been subject to its own Sustainability Appraisal.

6.4 Uncertainties and risks

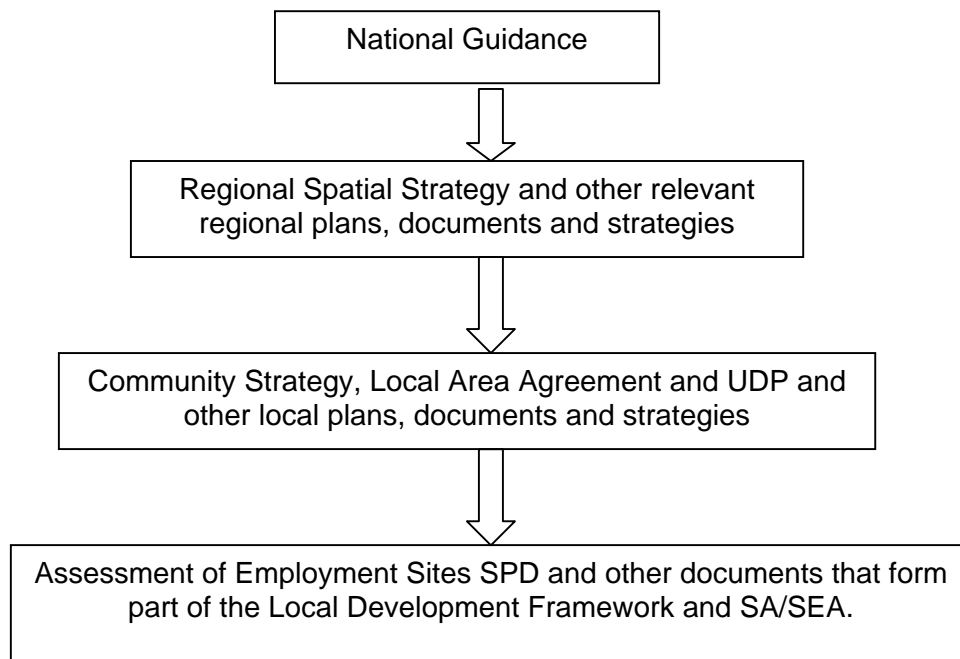
6.4.1 A risk, which could occur, is if the draft Assessment of Employment Sites SPD is not adopted. The consequence of this would be less certainty for developers in interpreting UDP policies B2.1 and B2.2 and the risk of developments not delivering the maximum benefits and/or slower delivery of developments.

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 employment sites. 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:

- Amount of Employment Land available
- Losses of employment land in (i) employment/regeneration areas and (ii) local authority areas
- Amount of employment land lost to residential development
- Amount of floorspace by type, which is on Previously Developed Land (PDL).

7.2.4 Once the Council has formally adopted the draft 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 Plan – The Development Plan for the Borough consists of the Regional Spatial Strategy for the North West, saved policies in the Oldham 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.

HMR - Housing Market Renewal Oldham and Rochdale have been chosen by the Government as one of nine “Pathfinder” areas under this fund, to develop effective ways in which to combat and prevent decline in the demand for homes. The Pathfinder has a share in £500 million available over three years to improve the demand for homes. There is also the prospect of further funding available to support housing markets over the next ten to fifteen years.

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.

PEZ - Primary Employment Zone areas designated within the Borough where business and industry dominate

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.

Unitary Development Plan (UDP) – sets out policies and proposals for the development and use of land in the Borough over a fifteen-year period. The Unitary Development Plan identifies sites in the Borough where is proposed to permit housing, employment and shopping developments, amongst others, to take place.

Assessment of Employment Sites Supplementary Planning Document

Draft Sustainability Appraisal Scoping Report

January 2007

Strategic Planning and
Information

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SA Scoping Report Assessment of Employment Sites

1 Introduction

- 1.1 This Scoping Report is the first element of the Sustainability Appraisal of the Assessment of Employment Sites Supplementary Planning Document. The Assessment of Employment Sites Supplementary Planning Document will expand on Policy B2.1 and B2.2 of the Unitary Development Plan which relates to the development of housing or community uses of sites in Primary Employment Zones (PEZs) or otherwise allocated/used for business/industrial purposes.

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 into 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 Assessment of Employment Sites Supplementary Planning Document during the later stages of full public consultation and examination.

- 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 Supplementary Planning Document. The Report covers:

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

A2 -The relevant baseline data for the SPD

A3 -The key sustainability issues and problems for the SPD

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 with the following symbol:



Consultation Requirements

1.7 The Government has stated that the three consultation bodies (as required by the Strategic Environmental Assessment Directive) should be consulted at this stage. These bodies are English Heritage, Natural England and the Environment Agency. Although not statutory consultees the Council will also consult with the following bodies on all Scoping Reports:

- The Government Office for the North West
- North West Regional Assembly
- Oldham Partnership

1.8 Other key stakeholders identified specifically for this Scoping Report are:

- MIDAS
- Manchester Enterprise
- North West Development Agency
- Greater Manchester Chamber of Commerce

1.9 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

1.10 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

1.11 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.

1.12 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 Assessment of Employment Sites 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 number 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

The Renewed Sustainable Development Strategy (SDS) for an Enlarged EU (2006)

2.5 This strategy built on the Gothenburg 2001 Sustainable Development strategy. The Renewed SDS highlights the following key priority challenges for the coming period until 2010:

- Climate change and clean energy
- Sustainable transport
- Sustainable production and consumption
- Public health threats
- Better management of natural resources
- Social inclusion, demography and migration
- Fighting global poverty

United Kingdom

Securing the Future - Delivering UK Sustainable Development Strategy (SDS) (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.

Urban White Paper: Our Towns and Cities, The Future (2000)

2.7 The following trends in urban areas are noted:

- People and jobs moving out of major towns and cities
- In some neighbourhoods there is a poorer quality of life and lack of opportunity
- Society is changing, with people living longer, having fewer children and many more living alone. As a result up to 3.8 million new households may need to be provided over the next 20 years
- Economic performance has varied greatly. Some urban areas have fared badly with knock-on effects on the surrounding region
- The environment, local and global, needs stronger protection

The vision for urban living is:

- people shaping the future
- people living in attractive, well kept towns and cities
- design and planning which makes it more practical to live in a more environmentally sustainable way
- towns and cities creating and sharing prosperity
- good quality services meeting the needs of people and businesses

The Northern Way

2.8 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

2.9 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

2.10 In the following table of other plans, programmes and policies, the proposed sustainability objectives are included retrospectively for clarity and to show how the sustainability issues formulated at the end of the process relate to this earlier stage.

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)			
The maintenance of high and stable levels of economic growth and employment	No targets	The SPD will support the UDP policy to achieve this.	Achieving a sustainable economy
Planning Policy Guidance 4: Industrial, commercial development and small scale firms (1992)			
<p>Economic growth and a high quality environment have to be pursued together. A positive approach is needed when choosing the location of new business developments.</p> <p>Encourage new development in locations which minimise the length and number of trips and can be served by public transport.</p>	No targets	The release of any employment land should provide a variety of sites to meet the differing needs of the market.	<p>Achieving a sustainable economy</p> <p>Living within environmental limits</p>

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 Guidance 3: Housing			
<p>LPA's should review all their non-housing allocations when reviewing their development plan and consider whether some of this land might better be used for housing or mixed use developments.</p> <p><i>* It should now be noted that PPG 3 is no longer valid, although it was at the time the Scoping Report was consulted on.</i></p>	<p>The national target is that 60% of housing should take place on Previously Developed Land</p>	<p>The SPD should recognise that some land maybe unviable for employment generating purposes and could in the future be made available for residential development.</p>	<p>Living within environmental limits</p>
Planning Policy Statement 3: Housing 2006			
<p>In developing Previously Developed Land (PDL) LPA's should consider whether sites currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.</p>	<p>The national target is that 60% of housing should take place on Previously Developed Land</p>	<p>The SPD should recognise that some land maybe unviable for employment generating purposes and could in the future be made available for residential development.</p>	<p>Living within environmental limits</p>

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 Guidance 13: Transport 2001			
Local authorities should review their development plan allocations and should: allocate or reallocate sites which are (or will be) highly accessible by public transport for travel intensive uses (including offices, retail, commercial leisure, hospitals and conference facilities).	No targets	The SPD should further explain the policy with regard to the viability of the site, the transportation links of a site will be one factor in determining the viability.	Living within environmental limits
Planning Policy Guidance 15: Planning and the Historic Environment 1994			
Conservation and sustainable economic growth are complimentary objectives. Historic buildings can contribute to the prosperity of the economy, if they are well maintained; the avoidable loss of buildings through neglect is a waste of economic and environmental resources.	No targets	The SPD should aim to help preserve and enhance historic buildings such as listed mill buildings that can contribute to the economy of the Borough.	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
Planning Policy Guidance 16: Archaeology and planning 1990			
Development Plans should reconcile the need for development with the interests of conservation including archaeology.	No targets	The SPD should ensure that any proposals relating to employment land with archaeological remains have due regard to the remains on a site by site basis.	Living within environmental limits Achieving a sustainable economy
Employment Land Review ODPM 2004			
Sites allocated for employment needs, need to reflect the changing requirements of businesses and local economies. Also LA's should identify the best sites for employment to be safeguarded and identify sites which are no longer suitable.	No targets	The SPD should provide advice on what information the LA requires to determine whether a site is an unviable employment site.	Living within environmental limits Achieving a sustainable economy
Regional Planning Guidance for the North West 13 2003			
Development Plans should identify a range of suitable sites and premises for employment purposes.	No targets	The SPD should encourage the safeguarding of suitable viable employment sites.	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
Draft Regional Spatial Strategy for the North West 2006			
LPA's should ensure the most appropriate range of sites are safeguarded for employment use and are actively marketed.	At least 30% of sites are available, so that all new and existing buildings have the ability to grow successfully.	The SPD will directly support this objective.	Achieving a sustainable economy
Regional Economic Strategy 2006			
An adequate portfolio of regional and sub-regional employment sites will be necessary to cater for growth and inward investment in knowledge based industries, manufacturing and distribution.	Develop a portfolio of sub-regionally important employment sites.	The SPD will support this objective.	Achieving a sustainable economy
Develop new uses for brownfield land – including housing and the creation of new strategic greenspace.	No target	The SPD will support this objective.	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
Greater Manchester Economic Development Plan 2004/05-2006/07			
To increase the number of viable businesses by encouraging entrepreneurship, and improving the start up and survival rates of companies.	No Target	The SPD will support this objective by safeguarding the most suitable employment land for employment purposes.	Achieving a sustainable economy
Oldham and Rochdale Economic Analysis and Spatial Framework 2005			
No objective but a key point from the report is that Oldham/Rochdale has one of the poorest commercial property offers nationally and does not have the capital profile to meet the requirements of the modern economy	No targets	The SPD should safeguard the most valuable employment sites	Achieving a sustainable economy
Oldham's Community Strategy 2005-2020			
To create a vibrant, diverse and sustainable local economy which offers fullest and equal opportunities for all and a healthy and secure local, social and economic environment.	Make sustainable improvements in the economic performance regions by 2008.	The SPD will support this objective.	Living within environmental limits Achieving a sustainable economy

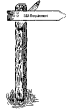
Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Commentary/ Implications for plan/SA	Broad Sustainability Objectives
Oldham Beyond A Vision for the Borough of Oldham 2004			
To ensure existing firms thrive and remain in the borough and to create the conditions to allow businesses to be created.	No targets	The SPD will protect land suitable for employment uses which could in turn be used to support business start-ups.	Achieving a sustainable economy
Transformation and Cohesion: The Housing Market Renewal Prospectus for the Oldham and Rochdale Pathfinder 2003			
To deliver transformation we need to strengthen and build on economic development initiatives to increase the employment base and support a continued healthy level of overall housing demand.	No targets	The SPD should ensure that there is land available for economic development.	Achieving a sustainable economy
Oldham Metropolitan Borough Unitary Development Plan Adopted July 2006			
The Council aims to provide continuing opportunities to existing firms to expand and new firms to locate by providing employment sites allocated within the UDP.	No target	The SPD will support this policy.	Achieving a sustainable economy
It is important to protect the Borough's supply of industrial land and make the best use of existing industrial areas.	No target	The SPD will support this policy.	Achieving a sustainable economy

? Questions to aid consultation ?

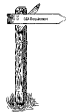
Do you agree that the plans, policies and programmes identified are relevant?

Are there any other relevant plans, policies and programmes and sustainable development objectives that will affect or influence the SPD?

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

- 3.1 This stage involves the collection of data, which will be of particular relevance to the Assessment of Employment Sites 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

- 3.2 The Borough of Oldham covers approximately 55 square miles and has around 217,000 inhabitants, as recorded at the 2001 Census.
- 3.3 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.

- 3.4 Oldham's strategic location within the Greater Manchester conurbation and at the Gateway to West Yorkshire and the Leeds City-region provides access to a large domestic market of almost 2.5 million people. Oldham itself currently has a population of 217,800 and it is relatively young. Population projections suggest that the Borough's population will increase to approximately 223,100 by 2028.
- 3.5 Gross Value Added (GVA) per Capita levels in Greater Manchester North, which includes Oldham, are below those of the North West and UK. Although recent trends show that GVA per Capita is growing in Greater Manchester North, the rate of growth is lower than that in the North West and UK, with the GVA per Capita gap widening as a result. More specifically, the Oxford Economic Forecasts (OEF) estimates confirm that the Borough itself is under performing both against the sub-region (Greater Manchester) and the region.
- 3.6 Oldham has a strong business base with over 6,000 businesses. The Borough's business stock has grown continually since 1996. Although the Borough's economy has undergone a restructure it is still dominated by manufacturing. There are expected to be future job losses in this sector but overall there will be a net gain in jobs offset by the growth of the creative, construction and financial and professional sectors.
- 3.7 Overall economic activity levels are similar to the national and regional averages. Activity rates amongst older residents are above the regional and national level. The overall unemployment rate in Oldham is broadly similar to that of the North West and Great Britain, having declined significantly and progressively over the last decade. However, Oldham has a significant number of people that are inactive in the labour market, with high levels of benefit dependency, particularly, incapacity benefit. High levels of economic inactivity when combined with other social and economic problems have led to Oldham having some of most the deprived areas in the country.
- 3.8 Forecasts for employment growth in Oldham are positive. However, there are skills issues that exist in Oldham, compared with Great Britain and the North West. There is a much smaller percentage of the population with Level 4 and above qualifications and a far higher percentage with no qualifications.

Baseline Data

- 3.9 The following information presents an overview of the statistical information currently available in relation to this SPD. 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.
- 3.10 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 focussed 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.
- 3.11 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

Broad Sustainability Objectives	INDICATOR (S)	DATA	COMPARATORS/TARGETS	TREND	ISSUE IDENTIFIED
Achieving a Sustainable Economy	Employment Land available	The total amount of employment land available for industrial and commercial use on sites of 0.4 ha and above is 91.66 ha. (2006)	None	In the first AMR (2005) the figure was 92.41 ha.	Within the 91.66 ha there is possibly a disproportionate amount of small sites, of poor quality and a possible lack of (if any), premium locations. A Employment Land Study is being undertaken to determine the extent to which this is the case.
Achieving a sustainable economy	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	Data Gap	Data and comparators will emerge as monitoring is improved.	n/a	n/a

Broad Sustainability Objectives	INDICATOR (S)	DATA	COMPARATORS/TARGETS	TREND	ISSUE IDENTIFIED
Achieving a sustainable economy	Amount of employment land lost to residential development	Data Gap	Data and comparators will emerge as monitoring is improved.	n/a	n/a
Living within Environmental Limits	Amount of floorspace by employment type which is on Previously Developed Land (PDL).	2005-2006: The floorspace developed for employment on Previously Developed Land was 24,502sqm. This represents 100% of the total floorspace developed.	2004-2005: 29,987sqm of which 100% is previously developed land*. *In the 2004-2005 AMR this figure was recorded as 71%. This is due to the incorrect recording of the status of a particular site.		The Borough must continue to develop employment land on PDL.

? Questions to aid consultation ?

Do you agree that the baseline data collected is appropriate for the SPD? Are there any inaccuracies in the data provided?

Is there any other data that you think is appropriate for the SPD that is not included? Do you have appropriate sources to gain this information

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 (environmental factors)

- Employment development in the Borough should continue to be located on brownfield sites

Achieving a sustainable economy (economic factors)

- The Borough needs an adequate portfolio of employment sites, for businesses to start, grow and evolve
- The Borough needs to safeguard the most valuable employment sites for employment generating purposes
- Employment land should be located in areas that are highly accessible by public transport and that will support sustainable economic regeneration

? Questions to aid consultation?

Are these the key sustainability issues relating to this SPD?

Are there any other sustainability issues that you consider should be raised

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 Objectives

- 5.1 The Assessment of Employment Sites Supplementary Planning Document will supplement policy within the Unitary Development Plan. The Supplementary Planning Document will therefore be consistent with the aims and objectives of the Unitary Development Plan. The objectives of the Supplementary Planning Document have consequently been developed using the objectives of the relevant Business, Industry and the Local Economy policies within the Unitary Development Plan.

Plan Objective 1 - Make better use of vacant and underused land and buildings in existing employment areas

Plan Objective 2 - Consolidate the potential of vacant and underused land as centres of future business and industry growth

Plan Objective 3 – Provide a range of sites for a variety of new employment uses, excluding retail, to meet the needs of new firms in the Borough and existing companies that wish to expand.

Development of Sustainability Objectives

- 5.2 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.
- 5.3 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
Achieving a sustainable economy				
Enterprise and Innovation Lifelong Learning	Population	PPG 4 PPS1 Greater Manchester Economic Development Plan 2004-2007	Suitable land is needed to encourage enterprise and entrepreneurship and to improve the business start-up rates.	To safeguard the most valuable employment land sites.
Sustainable Transport and Access	Climatic Factors Population	PPG 13	Travel intensive employment land should be allocated in areas, which are highly accessible, by public transport.	To encourage new travel intensive employment development to take place in areas highly accessible by public transport.

Living within environmental limits				
Healthy Communities	Population Material Assets	PPG 3 The HMR Prospectus for the Oldham and Rochdale Pathfinder	The Borough needs to continue meeting the housing Brownfield targets and make sure there is a healthy amount of employment land and housing in the Borough to create sustainable communities.	To realise the maximum benefit of derelict land and buildings.
Sustainable production and consumption	Environment	PPG15 PPG3	Employment development should consistently take place on PDL and buildings should be re-used prudently.	To realise the maximum benefit of derelict land and buildings.

Resultant Proposed Sustainability Objectives:

Objective A

To safeguard the most valuable (in terms of size, location and accessibility), employment land sites.

Objective B

To encourage new travel intensive employment development to take place in areas highly accessible by public transport.

Objective C

To realise the maximum benefit of derelict land and buildings.

(Please note that Objective B was amended to “To encourage new travel intensive employment uses to take place in areas highly accessible by public transport”, and Objective C was amended to “To realise the maximum benefit of Previously Developed Land and buildings” as a result of stage B1.)

? 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	Issue	Council Response
Government Office North West	GONW do not wish to offer any comments.	Noted.
English Heritage	Paragraph 5.1 sets out the plan objections and includes making better use of vacant and underused land and buildings. There is a potential for these buildings and sites to have some historic, architectural or archaeological interest. The appraisal should enable the assessment of this interest and therefore the inclusion of an objective covering the historic environment should be considered. This would also apply to the identification of new sites for employment.	Sustainability objective C "To realise the maximum benefit of derelict land and buildings" will take account of the fact that the sites and buildings could have historic, architectural or archaeological interest.
Northwest Regional Development Agency	Pleased to see the inclusion of 2006 Regional Economic Strategy. Would like to make reference to RES Action 84, which recognises that not all brownfield sites will be suitable for employment use and looks to develop alternative uses.	The Scoping Report has been amended to include RES Action 84 in the review of plans and policies.

<p>North West Regional Assembly</p>	<p>RPG13 forms an integral part of the development plan and should be given due consideration in producing SDP's and SA's. In addition the Draft RSS has now undergone a number of periods of consultation with an Examination in Public, which ended on 15th February 2007. As it is progressing towards adoption, it should be given some consideration when forming new policy documents and included in Table 1.</p>	<p>RPG 13 and Draft RSS 13 are both included in Table 1 already.</p>
	<p>Table 1 includes PPG 3 and PPS 3, however as PPS3 was published in November 2006 PPG3 should be removed as it is superseded.</p>	<p>Noted, however when the Scoping Report was consulted on, PPG 3 was still a valid document, so both documents were included.</p>

<p>Natural England</p>	<p>Natural Environment and Rural Communities (NERC) Act states: “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.” Natural England states that we may wish to make this obligation clearer within the document.</p> <p>Other documents to include:</p> <p>PPS7 – Sustainable Development in Rural Areas</p> <p>PPS 9 Biodiversity and Geological Conservation</p> <p>‘Environmental Quality in Spatial Planning’</p> <p>‘The Countryside In and Around Towns’</p> <p>‘Landscape Character and Assessment Guidance for England and Scotland’</p> <p>‘Countryside Character, Volume 2: North West England’</p> <p>‘Greater Manchester Biodiversity Action Plan’</p> <p>‘Draft Greater Manchester Geodiversity Action Plan’</p>	<p>Natural England makes reference to the fact that the document is perceived to lack environmental focus from their perspective. The Council’s response is that the draft SPD relates to two specific policies B2.1 and B2.2, which are economic and social in nature. The UDP recognises the importance of the environment, within the Borough, and has specific policies relating to this area of planning, particularly in the Open Environment Chapter of the UDP. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>
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	<p>In paragraph 3.3 it should be added that the South East of Oldham Metropolitan Borough lies within the Peak District National Park. And add reference to the Rochdale Canal SSSI.</p>	<p>Noted, this has been added to the draft SPD.</p>
	<p>Table 2 is void of any environmental data; Natural England can provide information on a number of environmental interests.</p>	<p>The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>
	<p>The Scoping Report states that 'Employment Development in the Borough should continue to be located on brownfield sites'. Natural England ask that Oldham recognises the Biodiversity value of such sites.</p>	<p>Noted. The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area.</p>

	<p>Natural England are concerned at the lack of environmental objectives, particularly with the proximity of the Rochdale Canal to many existing and proposed employment sites.</p>	<p>The UDP recognises the importance of the environment, within the Borough, and has specific policies to cover this area. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD. The draft SPD makes reference to the Rochdale Canal and advises potential developers to liaise with the Greater Manchester Ecology Unit.</p>
	<p>Natural England would welcome the inclusion of data, issues, objectives and indicators for conservation and enhancement of Biodiversity; conservation and enhancement of Landscape and Townscape; and provision, conservation and enhancement of green infrastructure, open spaces and access to them.</p>	<p>The UDP recognises the importance of all of those listed within the Borough, and has specific policies to cover those areas. It is not proposed to include the suggestions as specific objectives, indicators, or issues for the Assessment of Employment Sites SPD.</p>

<p>Environment Agency</p>	<p>PPS25 Development and Flood Risk Annex F Surface Water Drainage and Sustainable Drainage Systems (SUDS) should be included. The Environment Agency encourage the use of SUDS where practical are they are significant in the process of delivering sustainable urban development.</p>	<p>The Environment Agency ask that SUDS be taken into account in the SPD. The UDP covers Water Run-off and Sustainability in policy NR2.4 of the UDP It is not proposed to include PPS 25 in the Assessment of Employment Sites SPD.</p>
	<p>PPS 23 Annex 2, Development of land affected by Contamination. Consideration needs to be given to addressing any issues of contamination that may arise when making the best use of industrial land.</p>	<p>The Environment Agency ask that Contamination issues be taken into account in the SPD. The UDP covers Contaminated Land in policy NR1.6 of the UDP and is producing a specific SPD covering the issues raised. It is not proposed to include PPS 23 in the Assessment of Employment Sites SPD.</p>

APPENDIX 3: TESTING THE PLAN OBJECTIVES AGAINST THE SUSTAINABILITY OBJECTIVES

Plan Objectives	Sustainability Objectives		
	Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites	Objective B: To encourage new travel intensive employment uses to take place in areas highly accessible by public transport	Objective C: To realise the maximum benefit of Previously Developed Land and buildings
Objective 1: Make better use of vacant and underused land and buildings in existing employment areas	Positive Contribution	Positive Contribution	Positive Contribution
Objective 2: Consolidate the potential of vacant and underused land as centres of future business and industry growth	Positive Contribution	Positive Contribution	Positive Contribution
Objective 3: Provide a range of sites for a variety of new employment uses, excluding retail, to meet the needs of new firms in the Borough and existing companies that wish to expand	Positive Contribution	Positive Contribution	Positive Contribution
<p>Comments and recommendations:</p> <p>The plan objectives are in accordance with sustainability principles and are compatible with the sustainability objectives.</p>			

APPENDIX 4: SUSTAINABILITY FRAMEWORK TOOLKIT CHECKLIST

1. Will the initiative protect, enhance and manage biodiversity and local landscape character?
2. Will the initiative protect places of historic, cultural and archaeological value?
3. Will the initiative develop or deliver local, regional and national policies to tackle climate change?
4. Will the initiative contribute to developing and maintaining sustainable communities?
5. Will the initiative enhance the lives of the members of each of the communities within the Borough?
6. Will the initiative encourage sustainable economic growth and employment?
7. Will the initiative improve health and/or improve access to health care in the region particularly in deprived areas?
8. Will the initiative improve access to good quality, affordable and resource efficient housing?
9. Will the initiative contribute to the provision of cleaner, safer, greener communities?
10. Will the initiative ensure efficient use of natural resources?
11. Will the initiative bring intermediate or higher levels skills into the current workforce or develop skills required to bring people back into the labour market?
12. Will the initiative reduce the need to travel or the distances needed to travel?
13. Will the initiative ensure the sustainable management of waste?
14. Will the initiative develop and market the region's image?

APPENDIX 5: SUSTAINABILITY FRAMEWORK FINDINGS

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
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 protect, enhance and manage biodiversity and local landscape character?	+	+	?	Y	Y	UDP allocations focus development in key, specific sites. This helps protect areas of biodiversity and local landscape character.		+	+	+	Y	Y	The SPD provides further information and protection stating that any developments within 100m of the Rochdale Canal SAC or within 500m of the South Pennine Moors SAC/SPA should consult with the Greater Manchester Ecology Unit at the earliest opportunity.	

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites													
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD						
Will the initiative protect places of historic, cultural and archaeological value?	0	?	?	Y		The objective does not make reference to the content of the site, but paragraph 5.36 on the UDP does make reference to the potential heritage value of mills in the Borough.		0	?	?	Y		SPD would not add any extra value above and beyond that provided by the UDP.
Will the initiative contribute to developing and maintaining sustainable communities?	+	++	?	Y		This is a key issue of the UDP; to create sustainable communities.		++	++	?	Y		The SPD adds more value as it explains the steps to go through to prove that a site is unviable for employment use. This means that the site could be developed for community uses which could contribute towards creating sustainable communities

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative enhance the lives of the members of each of the communities within the Borough?	0/+	0/+	0/+	Y		The UDP designates land for employment purposes, depending on how that land is used it could bring communities together; for example if a leisure facility was located on the site.		+	+	+	Y		The SPD will give more clarity on how employment land could possibly be redeveloped for community uses, which would possibly enhance the lives of the members of each of the communities within the Borough.	
Will the initiative encourage sustainable economic growth and employment?	+	+	?	Y		The UDP designates land for economic growth.		+	+	?	Y		SPD would not add any extra value above and beyond that provided by the UDP.	

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative improve health and/or improve access to health care in the region particularly in deprived areas?	?/+	?/+	?/+	Y	Y	The UDP designates land as Primary Employment Zones, which allows for the provision of leisure facilities, which can improve health. The policies allow, if certain criteria is met, for employment land to be used for community uses – this includes hospitals and medical centres, this could improve access to health facilities.		?/+	?/+	?/+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
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?	0	0	0	Y	Y	The UDP policies allow, if certain criteria is met, for employment land to be redeveloped for housing, there are polices within the UDP that will then cover design and affordable housing.		0/+	+	+	Y	Y	The SPD gives guidance on how to determine if a employment site is viable for continued employment purposes. If unviable there is the possibility it could be redeveloped for housing that can meet the Local and Strategic Objectives of Housing Market Renewal.	
Will the initiative contribute to the provision of cleaner, safer, greener communities?	?	?	?	Y		This depends on a site-by-site basis. Designating sites as the UDP does could lead to sites being derelict or be used for fly tipping. Or it can lead to positive redevelopment.		?	?	?	Y		SPD would not add any extra value above and beyond that provided by the UDP. It depends on what the employment sites are developed as.	

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative ensure efficient use of natural resources?	+	+	+	Y	Y	The UDP designates land to help ensure that the land is re-used for employment purposes. Also if employment is retained in the Borough fewer products may be imported from abroad, reducing the amount of resources used in transportation.		+	++	++	Y	Y	The SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses such as housing, so reducing pressure on green field sites in the Borough.	
Will the initiative bring intermediate or higher levels skills into the current workforce or develop skills required to bring people back into the labour market?	+	+	+	Y	Y	The UDP policies allow, if certain criteria is met, for employment land to be redeveloped for community uses, this can include education facilities and libraries, which can contribute to raising skills levels in the Borough.		+	++	++	Y	Y	The SPD provides information on how, if an employment site is lost to other uses, developers may contribute to the local economy. One of the ways is through funding training initiatives in the area.	

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites													
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD						
Will the initiative reduce the need to travel or the distances needed to travel?	+	+	++	Y	Y	The UDP designates employment sites throughout the Borough; by having local employment sites with good transport links and accessibility the need to travel should reduce.		0/+	0/+	0/+	Y	Y	The SPD provides information on how, if an employment site is lost to other uses, developers may contribute to the local economy. One of the ways is through funding new bus services to support local residents in travelling to employment locations.
Will the initiative ensure the sustainable management of waste?	0/+	0/+	0/+	Y		The UDP designates employment sites throughout the Borough, which allows for the development of waste management facilities, this may encourage the disposal of waste close to its origin.		0/+	0/+	0/+	Y		SPD would not add any extra value above and beyond that provided by the UDP, it does not touch upon waste management.

Assessment of Employment Sites SA Objective A: To safeguard the most valuable (in terms of size, location and accessibility), employment land sites														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative develop and market the region's image?	+	+	++	Y	Y	The UDP encourages high quality developments, which will enhance the Borough's image.								SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, such as housing. This should, in turn, mean fewer sites are left derelict and instead reused, improving the Borough's image.

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

During the course of the Sustainability Appraisal it was considered that Question 3 from the Sustainability Framework Toolkit (Appendix 4) was not appropriate for Objective A so it was not included.

Assessment of Employment Sites SA Objective B: To encourage travel intensive employment uses to be located in areas highly accessible by public transport														
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 develop or deliver local, regional and national policies to tackle climate change?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough to maximise the advantage of the existing infrastructure		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	
Will the initiative contribute to developing and maintaining sustainable communities?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough so that most can have access to employment opportunities via public transport		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	

Assessment of Employment Sites SA Objective B: To encourage travel intensive employment uses to be located in areas highly accessible by public transport

Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative enhance the lives of the members of each of the communities within the Borough?	+	+	+	Y	Y	The UDP promotes mixed and balanced communities and supports social inclusion. Locating employment areas in places highly accessible by public transport helps towards combating social exclusion		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	
Will the initiative encourage sustainable economic growth and employment?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough which are accessible by public transport, giving the opportunity for businesses to locate and expand, creating more jobs.		++	++	++	Y	Y	SPD gives guidance to developers on planning obligations and commuted sums that may be necessary to support the local economy if employment land is lost to housing and/or community uses.	

Assessment of Employment Sites SA Objective B: To encourage travel intensive employment uses to be located in areas highly accessible by public transport

Option 1 – Rely solely on the UDP policy						Option 2 – Implement the SPD									
Will the initiative improve health and/or improve access to health care in the region particularly in deprived areas?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough, which are accessible by public transport, this should reduce car travel and encourage people to walk/cycle to work.			+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	
Will the initiative contribute to the provision of cleaner, safer, greener communities?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough which are accessible by public transport, this should improve local air quality.			+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	

Assessment of Employment Sites SA Objective B: To encourage travel intensive employment uses to be located in areas highly accessible by public transport														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative ensure efficient use of natural resources?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough which are accessible by public transport, this should reduce car travel and encourage people to walk/cycle to work, leading to a more efficient use of fossil fuels		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	
Will the initiative bring intermediate or higher levels skills into the current workforce or develop skills required to bring people back into the labour market?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough which are accessible by public transport, this may attract more graduates from Manchester University to travel to the Borough		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	

Assessment of Employment Sites SA Objective B: To encourage travel intensive employment uses to be located in areas highly accessible by public transport														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative reduce the need to travel or the distances needed to travel?	+	++	++	Y	Y	The UDP designates employment sites in a number of locations across the Borough, which are accessible by public transport. Infrastructure can take time to come to fruition so it will be more beneficial in the medium/long term.		++	++	++	Y	Y	The SPD provides information on how, if an employment site is lost to other uses, developers may contribute to the local economy. One of the ways is through funding new bus services to support local residents in travelling to employment locations.	
Will the initiative develop and market the region's image?	+	+	+	Y	Y	The UDP designates employment sites in a number of locations across the Borough, which are accessible by public transport. That leads to less congestion, improved air quality, faster journeys to work and a more positive image.		+	+	+	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.	

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

During the course of the Sustainability Appraisal it was considered that Questions 1, 2, 8 and 13 from the Sustainability Framework Toolkit (Appendix 4) were not appropriate for Objective B so they were not included.

Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings														
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 protect, enhance and manage biodiversity and local landscape character?	+/-	+/-	+/-	Y	Y	This depends on a site-by site basis. Redeveloping PDL could reduce the amount rich biodiversity and habitats. But equally redevelopment can improve the local landscape character.		++/-	++/-	++/-	Y	Y	The SPD provides further information and protection stating that any developments within 100m of the Rochdale Canal SAC or within 500m of the South Pennine Moors SAC/SPA should consult with the Greater Manchester Ecology Unit at the earliest opportunity.	

Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings													
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD						
Will the initiative protect places of historic, cultural and archaeological value?	+	+	+	Y	Y	The re-use of PDL will help protect places of historic, cultural and archaeological value and local character to be kept		+	+	++	Y	Y	The SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses. E.g. housing. So there is more opportunity for listed mills etc to be bought back into use
Will the initiative develop or deliver local, regional and national policies to tackle climate change?	?	?	?	Y	Y	Site by site specific. It could depend on the end use of the PDL. It could reduce the pressure on green field sites		?	?	?	Y	Y	SPD would not add any extra value above and beyond that provided by the UDP.

Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings													
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD						
Will the initiative contribute to developing and maintaining sustainable communities?	+	+	+	Y		The UDP aims to make better use of vacant and underused land.		+	+	++	Y		The SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, such as housing. So there is more opportunity for PDL and buildings to be redeveloped and bought back into use creating more sustainable communities.
Will the initiative encourage sustainable economic growth and employment?	+	+	+	Y		The UDP aims to make better use of vacant and underused land. The land could be used for economic growth.		+	+	++	Y		SPD gives guidance to developers on planning obligations and commuted sums that may be necessary to support the local economy if employment land is lost to housing and/or community uses.

Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative improve health and/or improve access to health care in the region particularly in deprived areas?	?/+	?/+	?/+	Y		The policies allow, if certain criteria are met, for employment land to be used for community uses – this includes hospitals and medical centres; this could improve access to health facilities.		+	+	++	Y		The SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, such as community uses. This could mean that PDL site could be re-used for new health centres.	
Will the initiative improve access to good quality, affordable and resource efficient housing?	+	+	+	Y		The UDP policies allow if certain criteria are met, for employment land to be redeveloped for housing, there are policies within the UDP that will then cover design and affordable housing.		++	++	++	Y		The SPD expands upon the Local and Strategic Objectives of HMR.	


Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings														
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD							
Will the initiative contribute to the provision of cleaner, safer, greener communities?	+	+	+	Y		The UDP aims to make better use of vacant and underused land. This should improve soils and land by remediation methods.		++	++	++	Y		SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, this increases the chance of redevelopment. There is a SPD on Contaminated Land which has been consulted upon and subject to Council approval, will be adopted mid June 2007.	
Will the initiative ensure efficient use of natural resources?	+	+	+	Y		The UDP has the objective to make efficient use of natural resources, land is a natural resource and the re-use of PDL is an efficient use		++	++	++	Y		SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, this increases the chance of redevelopment, reducing pressure on green field sites	

Assessment of Employment Sites SA Objective C: To realise the maximum benefit of Previously Developed Land (PDL) and buildings													
Option 1 – Rely solely on the UDP policy							Option 2 – Implement the SPD						
Will the initiative ensure the sustainable management of waste?	?	?	?	Y		The decontamination of some PDL sites can create hazardous waste, which has to be, distributed somewhere, but it is site specific.		?	?	?	Y		SPD would not add any extra value above and beyond that provided by the UDP. The Council has produced a SPD on Contaminated Land which has been consulted upon and subject to Council approval, will be adopted mid June 2007.
Will the initiative develop and market the region's image?	+	+	+	Y	Y	The UDP encourages high quality development, which will enhance the Borough's image.		++	++	++			The SPD provides guidance on how, if an employment site is not viable, that the land could possibly be used for other uses, such as housing, this increases the chance of redevelopment, and leads to less derelict land in the Borough.

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

During the course of the Sustainability Appraisal it was considered that Questions 5, 11 and 12 from the Sustainability Framework Toolkit (Appendix 4) were not appropriate for Objective C so they were not included.

APPENDIX 6: COMPLIANCE WITH THE SEA DIRECTIVE / REGULATIONS

Stage of the Sustainability Appraisal	 Signposted area of the SEA Directive
<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: 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: “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: 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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