

DEVELOPMENT CONTROL  
POLICY GUIDANCE NOTE 16

# **Design and Layout of New Development**

# **Sustainability Appraisal Report**

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**Planning, Engineering and Transportation Division**

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## 1.0 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004<sup>1</sup> (P&CP Act), a Sustainability Appraisal (SA) is mandatory for a range of Local Development Documents (LDDs), including Supplementary Planning Documents (SPDs). The purpose of an SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of planning documents. The SA considers the effect of the SPD from an environmental, social and economic perspective. This is achieved by assessing the SPD objectives and options against the sustainability appraisal framework.<sup>2</sup>
- 1.2 This SA Report identifies and reports on the likely significant effects of the **Design and Layout of New Development SPD** (also referred to as 'Development Control Policy Guidance Note 16'); and the extent to which implementation of the SPD will deliver the social, environmental and economic objectives of sustainable development.

## 2.0 Bury Unitary Development Plan

- 2.1 Policies contained within the Bury Unitary Development Plan (UDP) have been 'saved' following the commencement of the PCPA (September 2004). Current UDP policies continue to be the policies against which any new SPDs are linked, as required under regulation 13(7) of the Town and Country Planning (Local Development) (England) Regulations, 2004.
- 2.2 The SPD to which this SA report is associated, is designed to support UDP Policies H2 – Housing Environment and Design and EN1 – Built Environment. Policy H2 is designed to ensure that all residential developments are well integrated with surrounding land uses and well related in terms of scale and location. Policy EN1 seeks to ensure that the established character of many parts of the Borough is not harmed by insensitive development which is out of scale and unrelated to the local area.
- 2.3 In addition, SPD16 builds upon the design objectives of policies EN4 – Energy Conservation, HT3 – Public Transport, HT4 – New Development, HT5 – Accessibility for those with Special Needs and HT6 – Pedestrians and Cyclists.

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<sup>1</sup> Section 19 (5)

<sup>2</sup> The sustainability appraisal framework consists of sustainability objectives, indicators and the associated baseline information.

- 2.4 The Bury UDP has not been subject to sustainability appraisal. Office of the Deputy Prime Minister (ODPM)<sup>3</sup> advisory guidance (2005)<sup>4</sup> states that “where the SPD has been prepared on the basis of a saved plan, policy or policies which have not been subject to SA, the authority will need to carry out a SA of that policy or policies and report on these”. To satisfy this requirement, and to enable an appraisal of existing policies, option one of the options subject to appraisal was the “do nothing” or rely on the existing UDP policy option.

### **3.0 Other Relevant Legislation/Procedures to take into Account**

- 3.1 Bury MBC considers it appropriate to utilise the SA process to assimilate the requirements of other legislation, plans and programmes into the various SA stages, this includes the specific requirements of:

#### **A - Strategic Environmental Assessment**

- 3.2 Local Planning Authorities must comply with the European Directive 2001/42/EEC and the Strategic Environmental Assessment (SEA) Regulations<sup>5</sup>. The SEA Regulations require a determination to be made on whether there are likely to be significant environmental effects as a result of the SPD. However, Regulation 5 (6) states that “an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at the local level or for minor modifications to an existing plan”. Guidance produced by the ODPM (2005) identifies that SPDs are most likely to fall within this category.
- 3.3 Having assessed the SPD objectives and options, it has been determined that a SEA of the SPD is not required because the plan is unlikely to have any significant<sup>6</sup> environmental effects. This is primarily because the SPD elaborates existing UDP policies, without introducing an overall change in policy direction. Having made this determination, a copy of the draft SA Report and draft SPD16 was sent to the consultation bodies detailed in Regulation 4 of the SEA regulations (2004). In line with Bury’s adopted Statement of Community Involvement (SCI), draft SPD16 and accompanying draft SA report was also subject to a statutory period of consultation of 6 weeks (see Section 7).

#### **B – Habitats Regulations Assessment**

- 3.4 The purpose of the Habitats Regulations Assessment (HRA) of land use plans is to ensure that protection of the integrity of European sites is part of the planning process. The requirements for HRA of plans and projects

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<sup>3</sup> The ODPM is now referred to as the Department for Communities and Local Government

<sup>4</sup> ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guide for Regional Planning Bodies.

<sup>5</sup> Environmental Assessment of Plans and Programmes Regulations (2004).

<sup>6</sup> Significance will be determined by taking into account criteria specified in Schedule 1 of the SEA Regulations and ANNEX II of the Directive.

is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora otherwise known as the habitats directive.

- 3.5 Schedule 1 of the Conservation (Natural Habitats, &c) (Amendment) (England and Wales) Regulations 2006 (Habitat Regulations) inserts a new Part IVA into the Conservation (Habitats, &c.) Regulations 1994 and transposes into English law the requirement to carry out HRA for land use plans.
- 3.6 European sites are Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Planning Policy Statement 9 – ‘Biodiversity and Geological Conservation’ advises that proposed sites awaiting approval, such as potential SPAs and candidate SACs should be treated in the same way as those already classified and approved.
- 3.7 We have identified that there are no European sites within the Borough. However, there are sites located in adjacent or more distant authorities. These sites are the Rochdale Canal SAC<sup>7</sup> (located 4km from the borough), South Pennines SAC<sup>8</sup> (13km), the Peak district SPA<sup>9</sup> (17km) and Manchester Mosses SAC<sup>10</sup> (10-16km).
- 3.8 Having undertaken a screening of the SPD it has been determined that an HRA is not needed. This determination has been made for the following reasons:
- There are no European sites within the borough and the SPD is unlikely to adversely affect the conservation objectives of more distant European sites.
  - The SPD is addressing the design and layout of new developments within the Borough, rather than significant new development, which may place additional resource demands on a designated site i.e. water abstraction or pollution.
  - The SPD will seek to protect, conserve and enhance the natural environment.
  - This conclusion is consistent with the Screening Statement produced for the Core Strategy 2<sup>nd</sup> Stage Issues and Options Report in 2007 and for the Core Strategy Preferred Options Report in 2008<sup>11</sup>.

### **C – Equality Impact Assessment**

- 3.9 Equality Impact Assessments (EQIAs) involve a thorough and systematic analysis of policies which involve change(s) in policy direction. Its

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<sup>7</sup> Designated because the canal supports a protected species (floating water-plantain – *Luronium natans*)

<sup>8</sup> Designated because the area supports habitats of value such as European dry heaths, blanket bogs, old sessile oak woods.

<sup>9</sup> Designated because the area supports protected species (short eared owls (*Asio flammeus*), Merlin (*Falco columbarius*) and Golden Plover (*Pluvialis apricaria*)).

<sup>10</sup> Designated because the area contains raised bogs still capable of natural regeneration.

<sup>11</sup> Please see:

<http://www.bury.gov.uk/Environment/Planning/DevelopmentPlanning/LocalDevelopmentFramework/CoreStrategy/default.htm>

purpose is to avoid unintended discrimination or unwanted/unlawful negative differential impact. This is particularly the case where policies would potentially have negative impacts on individuals/groups of people because of their race, disability, religion or belief, gender, age, sexual orientation or caring responsibilities. Due to similar legislated requirements for sustainability appraisals, consultation and publicity procedures for planning legislation, Equity Standards for Local Government and legislation affecting diversity and equality issues, it is appropriate to merge these requirements into the sustainability process.

- 3.10 Thus the stages required for EQIA have been absorbed into the SA process. The SA scoping stage considered which groups/organisations are likely to be affected by SPD16. These included:
- All developers, architects and those who submit planning applications to Bury MBC for new development or for the redevelopment of existing buildings and sites;
  - A potentially wide range of groups covering a variety of races, religions, ages, sexuality, disabilities, responsibilities and people of either gender.
- 3.11 Following the initial impact assessment through the appraisal framework (see Appendix B, SA Objective 6) it was established that SPD 16 would have a largely neutral impact in terms of equality and diversity for most social groups. The exception to this is the positive impact SPD16 will have for the mobility impaired. Policies contained in the SPD promote positive designs to improve access to facilities. As no negative impacts were identified, there is no requirement for a Stage 2 or 3 Equality Impact Assessment.

## **4.0 Stages in the SA Process**

- 4.1 The SEA Regulations prescribe the steps that must be undertaken during the environmental assessment of a plan, for instance deciding on the scope and level of detail to be included in the environment report and the consideration of alternatives. ODPM SA guidance on sustainability appraisal absorbs the requirements of the SEA directive<sup>12</sup> and expands the same rigorous process required by SEA to include social and economic impacts. The same guidance sets out key stages to the SA process. Table 1 (below) highlights these stages:

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<sup>12</sup> Although, para 1.6 of the ODPM guidance details that the purpose of the guide “is to provide information to assist users to comply with the SEA Directive. It is however not intended as a legal interpretation”.

**Table 1: Stages in the SA Process**

Stage	Stage in SA Process	Notes
A	Setting the context and objectives, establishing the baseline and deciding on the scope.	This stage is sub-divided into tasks A1 to A5. For more information, please refer to the Supplementary SA Scoping Report for SPD 16 (April 2008), which covers stage A in the SA process.
B	Developing and refining options and assessing effects.	This stage is detailed in Appendices A & B of this report.
C	Preparing the Sustainability Appraisal Report.	(This report)
D	Consulting on the draft SPD and sustainability appraisal report.	See Section 7 of this report.
E	Monitoring the significant effects of implementing the SPD.	See Section 8 of this report.

## 5.0 Appraisal Methodology

- 5.1 The Supplementary Sustainability Appraisal (SA) Scoping Report (April 2008) for SPD 16 detailed the scope of the appraisal (Stage A of the SA process - see Table 1). The Scoping Report was subject to a 5-week period of targeted<sup>13</sup> consultation that ran from 2 April 2008 to 7<sup>th</sup> May 2008.
- 5.2 The Supplementary SA Scoping Report for SPD 16 identified that the SA Scoping Report for the LDF Core Strategy has already covered Tasks A1 to A4 and that we would use this framework and baseline information to assess the SPD. In addition to this, the Supplementary SA Scoping Report for the SPD identified further sustainability issues, problems, and objectives specific to the SPD as well as the broad options to be considered. These are:

<sup>13</sup> Consultation was targeted towards English Heritage, Natural England, the Environment Agency, the North West Regional Assembly and the Government Office for the North West.

### **Issues and Problems**

- Bury comprises a number of distinct landscape character areas, however the character and local distinctiveness of these areas is increasingly being threatened by poorly designed development;
- Bury has an array of cultural heritage assets which must be preserved and enhanced. These assets include Listed Buildings, Scheduled Ancient Monuments and Conservation Areas;
- The legacy of the Borough's reliance on declining traditional industries which has led to a poor aesthetic image in many areas;
- The poor quality public realm and townscape in some areas due to street clutter, poor sitting of street furniture, surface materials, location of CCTV and street lighting, all of which has led to low levels of vitality and viability;
- Government pressure to implement measures to mitigate climate change and improve the energy efficiency of new developments;
- The need to reduce carbon emissions and promote decentralised renewable and low carbon energy technologies;
- The need to protect, maintain and restore biodiversity resources;
- The need to reduce the consumption of resources and the generation of waste;
- The need to improve air quality, reduce reliance on the private car and increase the use of public transport;
- A requirement for clear guidance on the Council's expectation in terms of design quality in new developments

### **Objectives**

- Objective 1** To improve the quality of design in all developments across the Borough;
- Objective 2** To inform planning and regeneration initiatives in terms of their urban design and contribution to the character of the Borough;
- Objective 3** To conserve and enhance natural and biodiversity resources, mitigate the impact of climate change and work towards the principles of Sustainable Development;
- Objective 4** To help designers and developers understand the Council's expectations in terms of design quality in new developments;
- Objective 5** To provide a basis for reviewing and improving design quality to ensure a more positive and effective planning process.

### **Alternative Options**

- Option 1** As outlined above, policies in the UDP have been saved. Policy H2 is the policy against which the Council seeks to ensure that all residential developments are well integrated with surrounding land uses and well related in terms of scale and location. Policy EN1 is the policy against which the



Council seeks to ensure that the established character of many parts of the Borough is not harmed by insensitive development which is out of scale and unrelated to the local area. In addition, policies – EN4 – Energy Conservation, HT3 – Public Transport, HT4 – New Development, HT5 – Accessibility for those with Special Needs and HT6 – Pedestrians and Cyclists outline design requirements for new developments within Bury. One option available to the Council would be to ‘do nothing’ and simply rely on these existing policies to assess planning applications. Pursuing Option 1 would result in a lack of clear guidance on securing high quality design in all new developments which could give rise to poorly designed buildings and spaces. This could act as a barrier to securing a high quality physical environment within Bury and could also have an adverse impact on residential amenity, economic growth, greenhouse gas emissions and the quality of the environments in which people live and work

**Option 2** Developing the Design and Layout of New Development SPD would provide further assistance on the implementation of the relevant policies within the Bury UDP. Option 2 would provide clear guidance to raise the quality of the built environment and deliver a key tool to enhance the quality and distinctiveness of places when building in Bury. Furthermore Option 2 would provide a key resource to be used in the development control process and in the determination of planning applications.

5.3 The Council’s Planning Policy Section carried out the appraisal of both the objectives and options in May 2008 following the end of the consultation period for the SA Scoping Report.

## 6.0 Appraisal Conclusions

6.1 Stage B of the SA process as defined by ODPM Guidance (2005) (see Table 1) involves appraising both the SPD objectives and then the identified options against the sustainability appraisal framework. The more detailed findings of the appraisal of the SPD Objectives can be found in Appendix A and the subsequent detailed appraisal of the SPD Options can be found in Appendix B.

### SPD Objectives

6.2 The objectives of SPD 16 set out what it is aiming to achieve in spatial planning terms and set the context for the development of options.

6.3 The objectives are primarily concerned with securing a well-designed, sustainable built environment in order to make a positive contribution to peoples’ lives by creating better places to live, work and invest. In addition the objectives seek to provide a reference resource to be used in

the development control process and in the determination of planning applications.

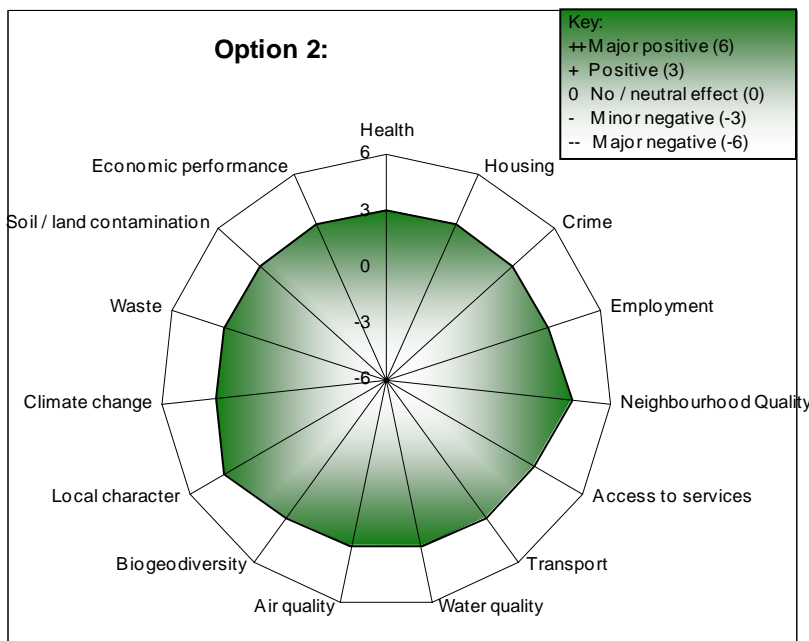
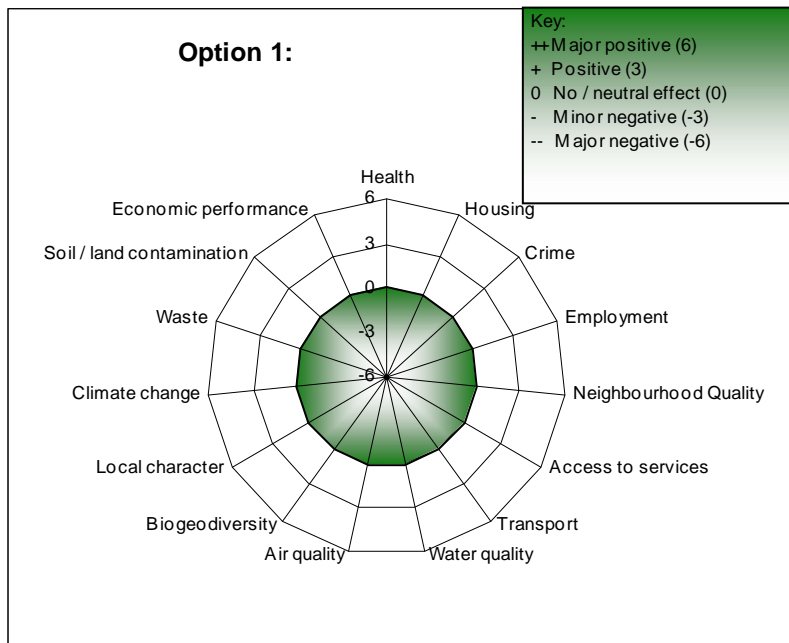
### **SPD Options**

- 6.4 Although it was recognised that greater control over the design of new developments could stifle creativity, it is considered that the information in the SPD creates the right balance through the introduction of a flexible framework centred on key principles. Guidance on improving the design and quality of the built form could improve the attractiveness of the Borough as a place to live, work and visit. Incorporating sections on designing buildings to make optimum use of passive solar gains and natural light will enhance the contribution the document makes to deprivation, greenhouse gas emissions and the prudent use of natural resources. This situation would need to be monitored through the Annual Monitoring Report.
- 6.5 Appraising SPD16 against equity and diversity categories did not identify any negative impacts.
- 6.6 The Supplementary SA Scoping Report (January 2007) for SPD16 detailed the available options. Appendix B contains the full details of the appraisal of the options against the SA framework. Table 2 below contains a summary of the appraisal for each of the two options. In addition, Figure 1 provides a diagrammatic representation of the appraisal of the two SPD options.

**Table 2: Summary of SA of SPD Options**

OPTIONS	SUSTAINABILITY APPRAISAL SUMMARY
<b>Option 1 – Do Nothing/Rely on existing policy.</b>	Relying on existing policies in the Bury UDP would continue to provide some control over the design of new developments, however not producing the SPD could reduce the well-being and health of the population, reduce the quality of the environments in which people live and work, reduce accessibility throughout the Borough and harm the image of the Borough as a place to invest.
<b>Option 2 – Implement the Design and Layout of New Developments SPD</b>	Option 2 is reflective of how it is intended to implement SPD16. This Option is likely to have a significant positive impact on a high proportion of the sustainability objectives. It will provide a key tool in enhancing the quality and distinctiveness of design in Bury and has the potential to deliver significant economic, social and environmental benefits for the Borough

**Figure 1 – Summary of SA of SPD Options**



## **7.0 Consultation on the draft SPD and the SA Framework**

- 7.1 The SA was undertaken in conjunction with the consultation draft SPD on Design and Layout of New Development. Consultation on the draft SPD (including the SA) was undertaken between 2<sup>nd</sup> June and 14<sup>th</sup> July 2008. As a result of comments received, the Council made several amendments to the SPD. However, these changes were made in order to improve clarity and understanding and did not result in any changes that affected the fundamental basis of the SPD.
- 7.2 As such, it is not considered necessary to undertake additional appraisal work on the revised version of the SPD
- 7.3 For further information regarding this document, please contact

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## **8.0 Monitoring the Significant Effects of Implementing the SPD**

- 8.1 The implementation of SPD 16 will be monitored in order to determine whether any significant effects arise. This will enable us to identify any unforeseen adverse effects and enable appropriate action to be taken. This monitoring will allow the SPD to be tested against the effects predicted as part of the SA process.
- 8.2 The SA monitoring will be incorporated into existing monitoring arrangements such as the Annual Monitoring Report for Bury's Local Development Framework.
- 8.3 If, as a result of this monitoring, significant adverse effects are identified then this will trigger an immediate review to either amend or suspend part or all of the SPD.

## Appendix A - Testing The SPD Objectives Against The SA Framework

The following SPD objectives were appraised:

- Objective 1** To improve the quality of design in all developments across the Borough;
- Objective 2** To inform planning and regeneration initiatives in terms of their urban design and contribution to the character of the Borough;
- Objective 3** To conserve and enhance natural and biodiversity resources, mitigate the impact of climate change and work towards the principles of Sustainable Development;
- Objective 4** To help designers and developers understand the Council's expectations in terms of design quality in new developments;
- Objective 5** To provide a basis for reviewing and improving design quality to ensure a more positive and effective planning process.

SA Objectives	SPD Objectives				
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5
1	✓	✓	-	✓	✓
2	✓	✓	-	✓	✓
3	-	-	-	-	-
4	✓	✓	✓	✓	-
5	✓	✓	-	✓	-
6	✓	✓	-	-	-
7	✓	✓	-	-	-
8	✓	✓	✓	✓	✓
9	✓	✓	-	✓	✓
10	✓	✓	✓	✓	✓
11	✓	✓	✓	✓	✓
12	✓	✓	✓	✓	✓
13	✓	✓	✓	✓	✓
14	✓	✓	✓	✓	✓
15	✓	✓	✓	✓	✓
16	✓	✓	✓	✓	✓
17	✓	✓	✓	✓	✓
18	✓	✓	✓	✓	✓
19	✓	✓	-	-	-
20	✓	✓	-	-	-
21	✓	✓	-	-	-
22	✓	✓	✓	✓	✓
23	✓	✓	-	✓	✓
24	-	-	-	-	-



Compatible



Incompatible

—

No Link/ Insignificant

?

Uncertain / Unknown

### Comments:

The objectives of this SPD are primarily concerned with securing a well-designed, sustainable built environment in order to make a positive contribution to peoples' lives by creating better places to live, work and play. In addition the objectives seek to provide a reference resource to be used in the development control process and in the determination of planning applications.

If successful, the SPD will result in direct improvements to the built environment, the overall image of Bury, air quality, greenhouse gas emissions and the quality of watercourses. Indirect benefits to security, deprivation, accessibility and the economy would result from the creation of developments which are designed to a high quality both aesthetically and functionally. Furthermore the health of the community will improve, through enhanced open spaces which encourage their use and increase exercise as well as improve well-being. Finally, production of the SPD allows for extensive consultation to take place, this will ensure ownership of the document for residents and refinement of the guidance so that they are representative of the views of residents and ultimately create more vibrant communities.

## Appendix B - Assessment Of Options Against SA Framework

SA Objectives		Option 1 - Business as Usual/Rely on Existing Policy	Option 2 - Implement the Design and Layout SPD	Comments, having considered: Likelihood /certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/improvement (for objective 6, need to consider details of people impacted, baseline data, justification behind negative/positive impacts).
		Effect	Effect	
(1) To reduce poverty and social exclusion	S	0	+	Option 1 may result in a lack of clear guidance on securing well designed streets and spaces. This could result in poor quality neighbourhoods with poor connections to public transport and services. As a consequence, pockets of poverty and social exclusion within the Borough may persist. Option 2 provides the opportunity to provide additional guidance on securing well designed buildings, streets, spaces and neighbourhoods which form attractive places to live and work. This will improve the economic vitality of the Borough and reduce poverty. In addition, Option 2 will provide guidance on improving accessibility to services and public transport which can also reduce social exclusion and poverty
	M	0	+	
	L	0	+	
(2) To improve the health of the overall population	S	0	+	Option 1 does not provide guidance on designing streets and neighbourhoods which encourage walking and cycling. Option 2 seeks the development of pedestrian friendly streets and neighbourhoods. This could potentially lead to healthier lifestyles by encouraging more trips to be made on foot.
	M	0	+	
	L	0	+	
(3) To improve the education and skills of the overall population	S	0	0	No/neutral effect
	M	0	0	
	L	0	0	
(4) To improve access to good quality, affordable and resource efficient housing	S	0	+	Option 1 would rely on existing UDP policy H2 which encourages good design in all residential development. However, significant new requirements in terms of the design and construction of new residential developments have been produced since the adoption of the UDP. As such, under Option 1, new residential developments may not reach nationally
	M	0	+	

	L	0	+	required standards and thus fail to meet the needs of their occupants. Option 2 provides up-to-date timely guidance on improving the design quality of all elements of the built environment, including housing. As such the SPD could help ensure that everyone has access to a good home that meets their needs.
(5) To reduce crime, disorder and the fear of crime	S	0	+	Option 1 has limited guidance on designing safe and secure streets and spaces. Option 2 identifies how to ensure that streets and spaces are designed to reduce the risk of crime, fear of crime and anti-social behaviour.
	M	0	+	
	L	0	+	
(6) To encourage a sense of community identity and welfare and to value diversity, improve equity and equality of opportunity	S	-	+	The production of the Design SPD would give people from all sections of society, an opportunity to have their say on what guidance should be incorporated in the SPD. Option 1 does not provide this.
	M	-	+	
	L	-	+	
a) Race		0	0	Option 1 has no/neutral impact for all social groups. Option 2 has a largely neutral impact for most social groups with exception of mobility impaired where policies aim to have a positive impact through better designs to improve access to facilities.
b) Religion/belief		0	0	
c) Disability		0	+	
d) Gender		0	0	
e) Age		0	0	
f) Sexual Orientation		0	0	
g) Caring responsibilities		0	0	
(7) To offer everybody the opportunity for quality employment	S	0	+	Option1 does not identify the linkages between high quality design and employment opportunities. This may result in a poor quality built environment and adversely affect the image of Bury. This could have a negative impact on investment and subsequently employment opportunities. In addition there is limited reference made in the UDP policies on the need
	M	0	+	



	L	0	+	to provide employment opportunities in locations which are accessible for local residents. Option 2 offers an opportunity to provide guidance on securing a high quality, well designed built environment with good accessibility to open space and a choice of means of transport. This can create areas in which people want to live and work and have a positive impact on investment, economic growth and employment opportunities.
(8) To protect and improve local neighbourhood quality	S	0	+	Option 1 does not provide clear guidance on design quality which may result in poorly designed developments which detract from local townscapes and landscapes. However it is recognised that the policies of the UDP should prevent development that has an unacceptable impact on the appearance or character of an area. Option 2 offers clear guidance to improve the design quality of new developments within the surrounding context which would have a positive impact on local neighbourhood quality.
	M	0	+	
	L	0	++	
(9) To improve accessibility for all to essential services and facilities	S	0	+	Option1 provides limited guidance to ensure 'access for all' in new developments. Option 2 provides advice as to how accessibility can be improved through appropriate design. In particular, this should benefit groups who have impaired mobility by enabling these groups to have equal access.
	M	0	+	
	L	0	+	
(10) To reduce the effect of road traffic and air travel on the environment	S	0	+	Option 1 provides limited advice on how to reduce the effect of road traffic on the environment. Option 2 encourages people to use modes of transport other than the motor car, through improved pedestrian and cycle route connectivity and greater legibility. It is recognised that actually reducing car journeys will depend on changing people's behaviour and an acceptance of walking and cycling as part of a healthier lifestyle, as well as the provision of safe and secure bike storage in public locations and the home.
	M	0	+	
	L	0	+	
(11) To protect and improve water quality	S	0	+	Option 1 would not provide clear guidance on the design of spaces and landscaping and may mean that new developments increase the speed and quantity of surface water runoff. This could have a negative impact on water quality throughout the Borough. Option 2 provides the opportunity to encourage the development of spaces with permeable surfaces. This will reduce the speed and quantity of surface water run-off which will have positive benefits for water quality within Bury.
	M	0	+	
	L	0	+	

(12) To protect and improve air quality	S	0	+	Option 1 would not provide guidance on designing streets/neighbourhoods to encourage walking and cycling and could mean that reliance on private motor vehicles is maintained. This could have an adverse effect on air quality. Option 2 will encourage forms of development which reduce reliance on private motor vehicles and encourage the uptake of alternative modes, such as walking and cycling. This can deliver benefits in terms of reduced greenhouse gas emissions and improved air quality. Producing an SPD also provides an opportunity to encourage appropriate tree planting in new developments, which would also reduce contributions to climate change and absorb some airborne pollutants.
	M	0	+	
	L	0	+	
(13) To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphologic features	S	0	+	Option 1 provides limited guidance on the integration of greenspaces and landscaping into new development, and as such the biodiversity of Bury could be adversely affected. Option 2 provides the opportunity to encourage the development of green networks and spaces which can make a valuable contribution to biodiversity.
	M	0	+	
	L	0	+	
(14) To protect and enhance local character, distinctiveness and sense of place	S	0	+	Option 2 details the Councils ambitious objectives in terms of building and environmental design and provides significantly more detail on these subjects than Option 1. Supporting and encouraging higher quality in all aspects of design is the primary benefit that Option 2 will bring over Option 1.
	M	0	+	
	L	0	++	
(15) To reduce contributions to climate change	S	0	+	Option 1 fails to provide guidance on how developments can conserve and reduce demands for energy, especially fossil fuels and reduce the need to travel by private car. However it is recognised that renewable energy installations are now beginning to be installed across the Borough. Option 2 encourages adherence to the Code for Sustainable Homes and BREEAM standards and outlines measures to achieve these standards.
	M	0	+	
	L	0	+	
(16) To reduce vulnerability to climate change	S	0	+	Option 1 will fail to provide clear guidance on integrating public and private open space into new development and may mean that occupiers of new developments do not have easy access to spaces that provide shade and shelter from the more extreme weather expected as a result of climate change, particularly the higher summer temperatures. Option 2 provides the
	M	0	+	

	L	0	+	opportunity to encourage the provision of open spaces and tree-lined streets, which could offer shade and provide amore comfortable environment during summer heat waves that are expected to occur as a consequence of climate change.
(17) To reduce the environmental impacts of consumption and production	S	0	+	Option 1 provides limited guidance on how to reduce consumption of materials and resources as well as the production of waste. Option 2 requires that the issues of refuse and recycling be considered in the design of new developments.
	M	0	+	
	L	0	+	
(18) To conserve soil resources and reduce land contamination	S	0	+	Option 1 provides limited guidance on how development can minimise the loss of soils and reduce land consumption. Option 2 may result in a possible disruption of soil resources during construction, however Option 2 will require mitigation of land contamination where it exists.
	M	0	+	
	L	0	+	
(19) To deliver sustainable economic growth	S	0	+	Option 1 provides limited guidance on achieving high quality design in new developments and may result in a poor quality built environment. This could adversely affect the image of Bury and subsequently reduce investment and economic growth. Option 2 offers the opportunity to provide additional guidance on securing a high quality, well designed built environment with good accessibility to open space and a choice of means of transport. This could lead to the creation of areas in which people want to live and work, encouraging investment into Bury and stimulating economic growth.
	M	0	+	
	L	0	+	
(20) To reduce disparities in economic performance	S	0	+	Option 1 provides limited guidance on achieving high quality design in new developments and which may result in a poor quality built environment. Option 2 provides guidance on providing improved economic opportunities, facilities and other amenities coupled with providing better community and residential infrastructure all of which may contribute to a reduction in economic disparities throughout the Borough
	M	0	+	
	L	0	+	
(21) To encourage and accommodate both indigenous and inward investment	S	0	+	Option 1 would rely on existing regeneration policies which seek to create an environment supportive of business development and encourage inward investment. Option 2 will contribute further to these policies by encouraging better design and a generally more attractive, well managed environment. Option 2 encourages developers and designers to consider the implications of their development on the wider environment.
	M	0	+	
	L	0	+	
(22) To encourage efficient patterns of	S	0	+	Option 1 seeks to stimulate the Borough's economy through UDP

movement in support of economic growth	M	0	+	regeneration policies whilst transport policies have the potential to help the economy in terms of improved connections and a reduction in congestion. Option 2 supplements these policies by providing guidance on traffic calming, movement enhancements and improvements in linkages to public transport facilities. These factors will support the success of the local economy - by encouraging and making it easier for people to access employment opportunities, local facilities/retail services.
	L	0	+	
(23) To enhance the image of the area as a business location and tourism destination	S	+	+	Option 1 relies on UDP policies which relate to improving the Borough's built and natural environment, conserving its assets and supporting quality new development. These policies all have the potential to contribute to the Borough's role as a business location and tourism destination. Option 2 supports and elaborates on Option 1 by providing greater clarity to these policies.
	M	+	+	
	L	+	+	
(24) To improve the social and environmental performance of the economy	S	0	0	No/neutral effect
	M	0	0	
	L	0	0	
<b>Option 1</b>				<b>Option 2</b>
Relying on existing Policies in the Bury UDP could have several negative impacts on the sustainability objectives. Whilst the policies of the UDP would continue to provide some control over the design of new developments, not producing an SPD could reduce the well-being and health of the population, reduce the quality of the environments in which people live and work, reduce accessibility throughout the Borough and harm the image of Bury as a place to invest.				Option 2 is reflective of how it is intended to implement SPD16. This Option is likely to have a significant positive impact on a high proportion of the sustainability objectives above. It will provide a key tool in enhancing the quality and distinctiveness of design in Bury and has the potential to deliver significant economic, social and environmental benefits for the Borough.

☎ Långüagê Liñè

0161 253 5000

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[www.bury.gov.uk/planning/home.htm](http://www.bury.gov.uk/planning/home.htm)

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(October 2008)

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**Bury ● Prestwich ● Radcliffe ● Ramsbottom ● Tottington ● Whitefield**

**Bury Council**