

**New Homes from Old Places
Residential Conversion and Sub Division
Supplementary Planning Document**

**Sustainability Appraisal Report
March 2011**

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Components that make up the SEA Environmental Report

This Sustainability Appraisal (SA) report incorporates the requirements for an Environmental Report under the *Environmental Assessment of Plans and Programmes Regulations 2004*. These Regulations transpose the *Strategic Environmental Assessment Directive (European Directive 2001/42/EC)* into English Law. Table 1 lists these requirements and signposts where they appear in the report.

Table 1: Satisfying the requirements of the SEA Directive

Information to be included in an Environmental Report	Relevant Sections in this SA Report
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes	Chapter 2 Chapter 4
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter 4
The environmental characteristics of areas likely to be significantly affected	Chapter 4
Any existing environmental problems which are relevant to the plan, 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	Chapter 4
The environmental protection objectives, established at international, national or community level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 4
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soils, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between the above factors	Chapter 6 Appendix 2
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter 6
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties	Chapter 3 Chapter 4 Chapter 5 Appendix 2
A description of measures envisaged concerning monitoring	Chapter 7
A non-technical summary of the information provided above	Chapter 1

1.0 Summary and Outcomes

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal (SA) Report, setting out the process and the difference the SA process has made.

Non-Technical Summary

- 1.2 Blackpool Council has prepared a Supplementary Planning Document (SPD) entitled 'New Homes from Old Places' which provides design guidance on the conversion or sub-division of properties for residential use.
- 1.3 The Planning Act 2008 and The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008, 2009) removed the requirement for Sustainability Appraisal of SPDs. This is because they do not normally introduce new policies or proposals, or modify planning documents which have already been subject to sustainability appraisal.
- 1.4 A SA is only required when a SPD is likely to give rise to significant environmental effects which have not been formally assessed in the context of a higher-level planning document such as a Core Strategy or Saved Local Plan.
- 1.5 In the case of the 'New Homes from Old Places SPD' the relevant higher level planning documents are the Blackpool Local Plan¹ and the Blackpool Core Strategy Preferred Option². As some of the supporting policies to this document in the Blackpool Local Plan were not subject to detailed testing, a SA has been prepared for the avoidance of doubt.
- 1.6 In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SA of SPDs should fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA directive. The Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA regulations.

The Appraisal Methodology

- 1.7 The approach adopted to undertake the SA was based on the process set out in the DCLG Guidance Paper 'A Practical Guide to the Strategic Environmental Assessment Directive - Practical guidance on applying European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment'. The DCLG Plan Making Manual also provides practical guidance on the undertaking of SAs.
- 1.8 The level of detail covered in this SA was agreed by key stakeholders involved in consultation of the SA Scoping Report³. The Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

Relationship with other Plans, Policies and Programmes

- 1.9 The 'New Homes from Old Places SPD' has been directly influenced in various ways by other plans, policies and programmes at the national, regional and local level. The purpose of reviewing other plans, policies and programmes is to ensure that there are no conflicts or inconsistencies between these and the SPD.

¹ Adopted June 2006

² Published April 2010

³ Produced February 2010

- 1.10 There were no inconsistencies between the SPD and the policy documents listed in Table 5. Key links identified are PPS1: Delivering Sustainable Development, PPS3 Housing; the North West Regional Spatial Strategy (adopted September 2008) and the relevant Blackpool Local Plan 2001-2016 'saved' policies RR9 and HN5. The planned abolishment of the NW Regional Spatial Strategy has been taken into account.

Baseline Information and Characteristics

- 1.11 Comprehensive baseline information has been collated during the SA Scoping exercise based on the existing LDF Scoping Report (Hyder, November 2007).

The Sustainability Appraisal Framework

- 1.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA Report were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.

- 1.13 In total, 17 objectives were used, organised into four dimensions of sustainability:

- Just society that promotes social inclusion, sustainable communities and personal wellbeing
- Sustainable, innovative and productive economy that delivers high levels of employment
- Protect and enhance the physical and natural environment
- Use of natural resources and energy as efficiently as possible

- 1.14 The sustainability objectives cover a broad range of issues including:

- to reduce crime, anti-social behaviour and fear of crime and encourage safety by "designing out crime"
- to ensure housing provision contributes to the creation of a sustainable mixed community, improves access to high quality residential accommodation for all sectors, including affordable and social rented accommodation, and reduces multiple-occupancy
- to limit, and adapt to, climate change
- to limit or reduce vulnerability to flooding and increase the use of SUDS in new developments

- 1.15 The first stage of the SA process tests the key aims of the SPD against the 17 sustainability objectives. The results are set out in Appendix 3. It is important that the overall SPD aims are consistent with the concept of sustainable development.

- 1.16 Overall, it is considered that the proposed aims of the SPD would only have positive effects on the 17 sustainability objectives.

Appraisal of Options

- 1.17 One of the key requirements of the SA is to consider alternatives as part of the assessment process. The options assessed were:

Option 1: 'Do nothing' approach

- 1.18 Relying on the existing saved Local Plan policies and the existing SPG 10 will continue to have some positive impact on the character of the area and protect residential amenity to a certain extent. However, it is considered that the existing guidance is

limited and is not robust enough to create the quality of residential accommodation that the Council and community require.

Option 2: Adopt SPD

- 1.19 This option will give updated guidance for existing saved Local Plan Policies, in particular HN5 and RR9, and emerging replacement Core Strategy policies. The adoption of the SPD will build on and strengthen the criteria in the existing policy and be instrumental in lifting all aspects of quality in standards of accommodation, enhancing the residential offer across Blackpool, improving living standards, promoting sustainable communities and creating homes where people want to live. The option would produce significantly more positive benefits than simply relying on the existing policy and outdated SPG for residential conversions.

Preferred Option

- 1.20 The sustainability strengths and weaknesses of the two options were appraised. The results are set out at Appendix 4. The preferred option is to adopt the 'New Homes from Old Places SPD' which will provide clear guidance to people wanting to convert or sub-divide their property to permanent residential accommodation. **This option is delivered by adoption of the SPD – Option 2.**

Appraisal of Plans Effects

- 1.21 The SA provides a record of the prediction and assessment of the potential effects of the SPD and the 'do nothing' approach. These were assessed against each of the 17 sustainability objectives and were given a score based on a five point scale with one uncertain category:

++	Major Positive
+	Minor Positive
0	Neutral
-	Minor Negative
--	Major Negative
?	Uncertain

- 1.22 The SPD will be instrumental in lifting all aspects of quality in standards of residential accommodation across Blackpool. The guidance provided in the SPD is more robust than the existing SPG Note 10, enabling better quality development to be secured. This will have positive impacts on a number of sustainability objectives such as economic growth, quality townscape and creation of sustainable mixed communities.

Implementation and Monitoring

- 1.23 A key process of the SA is to establish how any significant sustainability effects of implementing the SPD will be monitored. Potential indicators have been proposed as a starting point for developing the SPD monitoring programme. Mostly the indicators proposed are based on data already collected by the Council. It is envisaged that monitoring will be undertaken annually and incorporated into the Annual Monitoring Report.

2.0 Background

Introduction

- 2.1 This report is the Sustainability Appraisal for the 'New Homes from Old Places Residential Conversion and Sub-division SPD' prepared by Blackpool Council.

Purpose of Sustainability Appraisal

- 2.2 Sustainability Appraisals are now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act). Under Section 39(2) of the Act, Local Authorities are required to produce a Local Development Framework (LDF) to replace existing Local Plans. SA is mandatory for all new or revised Development Plan Documents (DPDs) and for SPDs in cases where the "parent" DPD policy has not been subject to SA.

- 2.3 SA is undertaken to assess and improve the SPDs contribution to the sustainable development of the area it affects. The overarching aim of the process is to contribute to better decision-making and better planning. The most widely accepted definition of sustainable development is:

"...development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland Report, 1987)

- 2.4 The main purpose of SA is to appraise the social, environment and economic effects of plan strategies and policies from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. The Government has produced several pieces of guidance on how to carry out an appraisal, drawn from the statutory regulations relating to the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' (the 'Strategic Environmental Assessment' or SEA Directive). The most recent guidance can be found in the DCLG Plan Making Manual accessed via the Planning Advisory Service website (www.pas.gov.uk). This guidance will inform the preparation of the SA.

Compliance with the SEA Directive/Regulations

- 2.5 In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulations.
- 2.6 Table 1 (page 3) indicates where the requirements of the SEA Directive have been satisfied in this SA report.

Purpose, Objectives & Content of Plan

- 2.7 Blackpool Council has prepared the 'New Homes from Old Places SPD'. When adopted, the SPD will be used to assess and determine planning applications for residential conversions or sub-divisions.
- 2.8 The SPD will provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for conversions of holiday accommodation and other properties to permanent residential accommodation.

2.9 The SPD will provide design guidance, including floorspace, layout and amenity standards, to be achieved in residential conversions and subdivisions allowed under the currently “saved” Local Plan Policies HN5 and RR9⁴ and in accordance with future replacement policies set out in the emerging Core Strategy DPD. It will replace the existing Supplementary Planning Guidance (SPG) Note 10: ‘Change of use of Holiday Accommodation & Conversion of Properties to Permanent Residential use & Holiday Flats⁵’.

2.10 The SPD will:

- Help to lift all aspects of quality in standards of residential accommodation achieved from residential conversions or sub-divisions
- Enhance the residential offer across Blackpool, creating homes where people want to live and a positive impact on the character of the local environment
- Improve living standards and ensure the needs of potential occupiers are met
- Ensure consistency and fairness in making decisions on planning applications

2.11 Key aims of the document:

- Raise the quality of residential conversions and sub-divisions by establishing modern space and amenity standards
- Encourage the highest quality design by promoting creativity and best practice
- Address the over-supply of small flatted and poor quality dwellings, particularly in the inner resort neighbourhoods
- Encourage sustainable development during the design and construction phases
- Improve the character and quality of existing and emerging residential neighbourhoods

2.12 The ‘New Homes from Old Places SPD’ is split into 3 parts:

Part 1: Introduction

Describes the role of the document and key aims, provides justification on the need to improve housing quality in Blackpool, explains the policy background and procedures, and identifies issues that applicants will need to consider, including whether planning permission is required, how to get advice and making an application.

Part 2: Key Requirements

Contains key design requirements for the conversion or sub-division of properties into permanent residential use that are considered fundamental to the creation of high quality homes and neighbourhoods. These requirements include all aspects of the building, including external frontages, internal and outdoor spaces. Where it is not possible to meet Part 2 requirements, applicants must justify and explain the reasons why.

Part 3: Best Practice

Contains best practice guidance that should be read in conjunction with the requirements in Part 2 to steer proposals towards achieving the design qualities being sought. If this guidance has been incorporated into proposals this will be taken into consideration if key requirements set out in Part 2 cannot be met.

⁴ These policies are available to view in Appendix 1

⁵ Adopted in 1999

3.0 Appraisal Methodology

Adopted Approach

- 3.1 The approach adopted to undertake the SA was based on the process set out in the DCLG Guidance Paper *'A Practical Guide to the Strategic Environmental Assessment Directive - Practical guidance on applying European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment'*. The DCLG Plan Making Manual also provides practical guidance on the undertaking of Sustainability Appraisals.
- 3.2 The SA Scoping Report⁶ for the SPD detailed the scope of the appraisal. This report was subject to a three week period of targeted consultation⁷ that ran from 11th February 2010 until 5th March 2010. The SA Scoping Report for this SPD identified that the SA Scoping Report for the LDF (2007) was used to provide the framework and baseline information. Table 2 shows the comments received and how they have been incorporated into either the SPD or SA documents as appropriate.

Table 2: SA Scoping Report Responses

Organisation	Comments Received	Our Response
English Heritage	English Heritage is grant aiding the preparation of Urban Characterisation studies of Blackpool. It will be important for the SA to address the impact upon the historic environment and the characterisation studies will be an important source of baseline information; this information may also help in the definition of more specific indicators. Whilst the draft sustainability objectives refer to townscape character and distinctive character and appearance you should consider making specific reference to the characterisation studies, which may also help with the identification of issues relating to the historic environment.	The SA Objectives and Framework have been amended to make reference to conservation areas and listed and locally important buildings and townscapes.
Environment Agency	The proposed SPD raises limited issues for the Agency; the principle issue is that of flood risk. Flood Maps have been issued to the Local Authority which shows Flood Zone 2 and Flood Zone 3. Whilst in PPS25 (Development and Flood Risk) guest houses and houses fall into the same category of 'more vulnerable' the conversion of guest houses to residential occupation creates a higher level of risk. Therefore the Agency would expect any planning application for change of use to residential development situated within Flood Zones 2 and 3, to be accompanied with an appropriate Flood Risk Assessment.	The SPD includes requirement for flood risk assessment to be submitted with planning applications within Zone 2 and 3.
Natural England	No comments received.	-

⁶ Published February 2010

⁷ Consultation was targeted towards English Heritage, the Environment Agency and Natural England

- 3.3 The approach adopted to undertake the SA and how this relates to production of the SPD is shown in Table 3.

Table 3: The SA process and interface with SPD production

PRE PRODUCTION
SA Stage A: Setting the Context, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> - Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence SPD - Collecting baseline information - Identify key sustainability issues and problems - Developing the Sustainability Appraisal framework - Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent. - Produce scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions - Consulting on the scope of the Sustainability Appraisal
PRODUCTION
SA Stage B: Developing and Refining Options
<ul style="list-style-type: none"> - Carry out appraisal of the SPD options. Make recommendations for improvement
SA Stage C: Appraising the effects of the Draft SPD
<ul style="list-style-type: none"> - Predict the effects and carry out detailed assessment of the effects of the draft SPD - Propose measures to maximise beneficial effects and mitigate adverse effects - Develop proposals for monitoring - Prepare draft SA report along with the draft SPD
SA Stage D: Consultation on the Draft SA Report and Draft SPD
<ul style="list-style-type: none"> - Consult on the draft SA report along with draft SPD - Where necessary, carry out an appraisal of any significant changes made as a result of representations
ADOPTION and MONITORING
<ul style="list-style-type: none"> - Inform consultees that SPD has been adopted - Issue statement summarising how the SA results and consultee responses were taken into account. Give reasons for the choice of options and proposals for monitoring and include any recommended changes
SA Stage E: Monitoring and Implementation of the SPD
<ul style="list-style-type: none"> - Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects - Undertake appropriate remedial action where necessary, including possible review of SPD

Timetable and Responsibility

3.4 The timing of the key SA outputs and tasks is contained within table 4.

Table 4: Timetable of SA Outputs and Task

TASK	TIMETABLE	COMPLETE?
Stage A: Pre Production		
Prepare SA Scoping Report	February 2010	√
Consult on the SA Scoping Report	February/March 2010	√
Review responses to Scoping Report	March 2010	√
Stage B: Production		
Appraisal of Options and Effects of Draft SPD	March 2010	√
Prepare Draft SA Report + Draft SPD	March/April 2010	√
Consult on Draft SA Report + Draft SPD	May-July 2010	√
Review responses to Draft SA Report + Draft SPD	July/August 2010	√
Prepare revised Draft SPD + revised Draft SA Report	October-December 2010	√
Consult on revised Draft SPD + revised Draft SA Report	January/February 2011	√
Review responses to revised Draft SA Report + revised Draft SPD, and prepare Final SA & Final SPD	February/March 2011	√
Stage C: Adoption and Monitoring		
Adoption	March/April 2011	
Monitoring	Dates to be agreed as appropriate	

4.0 Sustainability Objectives, Baseline and Framework

Relationships with other plans, policies and programmes

- 4.1 The 'New Homes from Old Places SPD' has been directly influenced by other plans, policies and programmes at the national and local level. The purpose of reviewing other plans, policies and programmes is to avoid any conflicts and inconsistencies between these and the 'New Homes from Old Places SPD'.
- 4.2 Table 5 identifies a list of all plans and strategies that were reviewed as part of the SA.

Table 5: List of relevant plans, policies and programmes reviewed as part of the SA

International and National
<ul style="list-style-type: none"> ▪ The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 ▪ EU Sixth Environmental Action Plan 2002-2012 ▪ EU Directive on the Conservation of European Wild Birds (79/409/EEC) ▪ EU Water Framework Directive (2000/60/EC) ▪ Drinking Water Directive (98/83/EC) ▪ Working with the Grain of Nature: a Biodiversity Strategy for England (2002) ▪ PPS3 Housing (2006) ▪ PPS9 Biodiversity and Geological Conservation (2005) ▪ PPS 10 Planning for Sustainable Waste Management (2005) ▪ PPG13 Transport (2001) ▪ PPG17 Open space, sport and recreation ▪ PPS22 Renewable Energy (2004) ▪ PPS 25 Development and Flood Risk (2006) ▪ Sustainable Communities: Building for the Future (2003) ▪ Sustainable Communities, Settled Homes, Changing Lives – A Strategy for Tackling Homelessness (ODPM) ▪ Planning for a Sustainable Future: White Paper (2007) ▪ Working with the Grain of Nature: a Biodiversity Strategy for England (2002)
Regional
<ul style="list-style-type: none"> ▪ Regional Spatial Strategy for the North West of England (2008) ▪ North West Regional Housing Strategy (2009) ▪ Northwest Regional Economic Strategy 2006 ▪ Investment for health: A Plan for the North West of England (2003) ▪ Action for Sustainability: North West Regional Sustainable Development Framework ▪ North West Sustainable Energy Strategy 2006 (North West Regional Assembly) ▪ Rising to the Challenge: A Climate Change Action Plan for England's Northwest 2007-09 ▪ Lancashire Environment Strategy 2005 – 2010. ▪ Regional Waste Strategy for the North West 2004 ▪ Waste Management Strategy for Lancashire 2008 – 2020 ▪ Biodiversity Action Plan for Lancashire ▪ Lancashire Environment Strategy 2005 - 2010 ▪ Lancashire Landscape Strategy ▪ Lancashire Landscape Strategy: Landscape Character Assessment
Local
<ul style="list-style-type: none"> ▪ Blackpool Local Plan 2001-2016 (especially policies RR9, HN5, BH3, LQ1 & LQ14) ▪ Blackpool Sustainable Community Strategy 2008 – 2028 ▪ Blackpool Local Transport Plan 2006/07-2010/11 ▪ Blackpool Community Safety and Drugs Partnership Plan 2008–2011 ▪ Blackpool Anti-Social Behaviour Strategy 2004-07 ▪ Fylde Coast Housing Strategy 2009 ▪ Blackpool Housing Statement 2009 - 2012

Baseline Information and Characteristics

- 4.3 The baseline information outlines the current and likely future position of Blackpool that could be influenced by the adoption of the 'New Homes from Old Places SPD'.
- 4.4 Comprehensive baseline information has been collected during the SA scoping exercise undertaken for the Council's LDF (Hyder 2007). This presents the current position of the town from various aspects (e.g. social and economic) and identifies existing problems and opportunities.
- 4.5 The following key baseline issues and opportunities have been identified as being relevant to the production of the 'New Homes from Old Places SPD'.

Housing	There is a need to improve upon the large stock of existing poor quality housing and increase the supply of affordable housing whilst reducing issues of overcrowding.
Population	Blackpool has a high resident population particularly in the upper and lower age groups and high levels of transience which has implications on education, employment, the economy, disposable income and adaptable housing provision
Education and Skills	Education and skills deprivation is prevalent with a high proportion of adults holding no qualifications and low levels of child educational participation.
Human Health	Quality of health is poor compared to national and regional averages, which has impacts on the labour force and, consequently, the area's economy.
Water	Opportunities should be taken to protect and enhance current water quality
Soil and Land Quality	Encourage brownfield site development as opposed to greenfield site development.
Air Quality	Air quality should be successfully managed, monitored and improved where possible.
Climatic Factors and Energy	Promotion of Sustainable Urban Drainage Systems to reduce surface run-off rates and reduce the risk of flooding. Renewable energy sources should be promoted as part of new developments where appropriate.
Cultural Heritage	Opportunities should be sought to enhance and protect existing cultural heritage and promote new opportunities where possible.
Economy	There is a need to encourage economic diversity with the current economy being reliant on tourism although visitor numbers are in steady decline. Small and medium sized high quality businesses should be encouraged and supported where possible to enhance and maintain the local economy.
Deprivation	There are significant levels of deprivation in Blackpool with almost one third of the borough among the 10 per cent most deprived areas in the country. Blackpool was the 12th most deprived authority in 2007. High levels of violent crime and substance/drug abuse and misuse. Opportunities to prevent the further increase and ultimately reduce crime and the perception of crime should be encouraged.

The Sustainability Framework

- 4.6 The establishment of SA objectives and criteria is central to the SA process. The SA framework based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The objectives of the SPD are generally distinct from the SA objectives, however these will overlap in some cases.
- 4.7 The sustainability objectives used for the SA of the SPD were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 4.8 In total 17 objectives were used, organised into four dimensions of sustainability:
- Just society that promotes social inclusion, sustainable communities and personal wellbeing
 - Sustainable, innovative and productive economy that delivers high levels of employment
 - Protect and enhance the physical and natural environment
 - Use natural resources and energy as efficiently as possible

Key Sustainability Issues and Problems

- 4.9 There are various key sustainability issues that have been derived from analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 4.10 The following are considered key general sustainability issues affecting Blackpool:
- Reduction in the number of poor quality dwellings
 - Provide options for expanding the provision of flexible and adaptable housing types
 - Raise the inherent quality of the built environment Borough wide and protect and enhance those areas that have been identified as having value culturally, economically and physically
 - The need to enhance the appearance of the built environment, particularly residential neighbourhoods and areas
 - Promotion of environmentally sound measures and the long term sustainability and adaptability of proposals which could improve upon the performance and efficiency of homes
 - Improvement of the function, usability and overall enjoyment of residential properties
 - Promoting safe and secure environments
 - Promote a reduction in energy consumption through the use of sustainable technologies, recycling practices and the minimisation of waste
 - Protecting the appearance of the original buildings, where of merit, and seeking to minimise or prevent detrimental effects upon the street scene
 - Avoiding unacceptable impacts upon the amenities of residents of neighbouring or affected properties
 - Encouraging the use of contemporary designs where they create innovative, sustainable and creative solutions
 - Preserving and enhancing the character and appearance of Conservation Areas where appropriate and preserving the inherent architectural value and appearance of Listed Buildings and sites and/or features of archaeological or historic importance

- Encouraging the appropriate development of properties to provide good living standards whilst taking into account the changing needs of households
- Provide clear examples of unacceptable development that fails to meet the above criteria
- Provide clear statements of intent that do not allow current poor development to be a reference point to set the precedent for future development
- How alterations/minor additions to existing housing can adapt to the impacts of climate change
- How alterations/minor additions to existing housing can reduce emissions of greenhouse gases
- How renewable energy can be incorporated into existing housing
- How we can better manage water resources
- How we can make better use of finite resources in existing housing
- How to contribute to maintaining and enhancing the built environment whilst at the same time meeting sustainability objectives

Appraising the SPD Objectives

- 4.11 The first stage of the SA process tests the key aims of the SPD against the 17 sustainability objectives. The results are set out in Appendix 3. It is important that the overall SPD aims are consistent with the concept of sustainable development. This has been assessed by testing whether the SPD aims are compatible with the SA objectives.
- 4.12 Overall, it is considered that the proposed aims of the SPD would only have Positive or Neutral effects on the 17 sustainability objectives with no negative effects identified.

5.0 Appraisal of Strategic Options

- 5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD, two broad alternative options were considered and assessed.
- 5.2 The aim of options appraisal is to assess the sustainability of the options against the sustainability framework. This process enables comparisons between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the SPD.
- 5.3 The preferred approach, presented by the SPD, is to provide robust design guidance on the conversion or sub-division of properties for residential use, establishing modern space and amenity standards and encouraging the highest design quality. An alternative option was considered - a 'do nothing' approach – which would continue to rely on the current saved Local Plan Policies and SPG 10.

Characteristics of the Options

Option 1: 'Do nothing' approach

- 5.4 Relying on existing saved Local Plan policies and SPG 10 will continue to have some limited positive impact on the character of the area and protect residential amenity to a certain extent. However, it is considered that the existing policy is not robust enough to create the quality of residential accommodation that the Council and community require.

Option 2: Adopt SPD

- 5.5 This option will provide updated guidance in support of existing saved Local Plan Policies HN5 and RR9 and emerging replacement Core Strategy policies. The adoption of the SPD will provide robust criteria and be instrumental in lifting all aspects of quality in standards of accommodation, enhancing the residential offer across Blackpool, improving living standards, promoting sustainable communities and creating homes where people want to live. The option would produce significantly more positive benefits than simply relying on the existing policy and outdated SPG for residential conversions.

Summary of the Appraisal of Strategic Options

- 5.6 The appraisal matrix in Appendix 4 confirms that Option 2 performs best in terms of sustainability in comparison with the other option:

Option 1: 'Do nothing' approach

This option would not introduce modern space and amenity standards, meaning those in the existing SPD considered outdated would continue to be used. This would be a missed opportunity to raise the quality of residential conversions and sub-divisions, address the over-supply of small flats and poor quality dwellings, particularly in the inner area and resort neighbourhoods and encourage sustainable development.

Option 2: Adopt SPD

The preferred option is therefore to adopt an updated SPD document that will provide clear guidance to people who wish to convert or sub-divide their property and help to lift all aspects of quality in standards of accommodation, enhance the residential offer across Blackpool and promote sustainable communities.

6.0 Appraisal of Plans Effects

- 6.1 The appraisal of the Plan's effects can be found in the matrix in Appendix 4 which provides a record of the prediction and assessment of the potential effects of the SPD and the 'do nothing' approach. The plan objectives were scored on a five point scale with one uncertain category, against each of the sustainability objectives:

++	Major Positive
+	Minor Positive
0	Neutral
-	Minor Negative
--	Major Negative
?	Uncertain

Potential Overall Effects of the SPD

- 6.2 The SA matrix shows that, overall, the majority of sustainability objectives are affected either positively or very positively by the implementation of the SPD.
- 6.3 The SPD policies sufficiently addresses the need to improve the quality of residential conversions and sub-divisions through the application of modern space and amenity standards and address the over-supply of small flatted dwellings, particularly in the inner resort neighbourhoods. It will therefore have many positive impacts on the sustainability objectives.
- 6.4 Preparation of the SPD allows for extensive consultation, in line with requirements. This ensures ownership of the policies for developers and property owners and refinement of those policies so that they are representative of the views of Blackpool property owners.

The Difference the SA Process Has Made

- 6.5 The SA process has established that implementation of the SPD will have overall positive benefits on sustainability in the town and no negative effects will arise.
- 6.6 Some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:
- Addressing the impact of the SA and SPD on the historic environment.
 - Ensuring a Flood Risk Assessment is received for all planning applications for residential conversions in Flood Zones 2 and 3.
 - Ensuring at least one bathroom is accessed from the general circulation area of a dwelling (ensuring better quality accommodation).
 - Incorporation of a sustainability section in Part 3.

7.0 Implementation and Monitoring

- 7.1 The implementation of the SPD will be monitored in order to determine whether any significant affects arise. This will enable the Council to identify any unforeseen adverse affects 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.
- 7.2 The Council is required to produce Annual Monitoring Reports to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Local Development Documents (LDDs) are being achieved. The SA monitoring will be incorporated into these existing monitoring arrangements.
- 7.3 If, as a result of this monitoring, significant adverse affects are identified this will then trigger an immediate review to either amend or suspend part or all of the SPD.

Appendix 1: Relevant 'saved' Local Plan Policies

RR9 Resort Neighbourhoods Development Proposals Involving the Loss of Holiday Accommodation

(A) Within Resort Neighbourhoods, including the Promenade frontage, changes of use or redevelopment of holiday accommodation for permanent residential use will only be permitted where:

- (i) there are already permanent residential uses directly adjoining or abutting both sides of the proposed development and a significant incidence of such uses in the immediate vicinity; or
- (ii) there is already permanent residential use on one side and a substantial concentration of such uses in the immediate vicinity; and
- (iii) the proposal relates well in use, scale and appearance to neighbouring properties.

(B) The change of use or redevelopment of holiday accommodation anywhere on the Promenade frontage will only be permitted:

- (i) where it can be demonstrated that the property has no viable future in holiday accommodation use, or,
- (ii) exceptionally where the loss of holiday accommodation forms part of wider redevelopment proposals that will deliver clear and substantial regeneration benefits.

Permanent residential accommodation will only be permitted where proposals comply with the Council's floorspace and amenity standards. The Council will require that applications for the conversion of holiday properties to residential use include appropriate proposals to establish residential character and maximise residential amenity. Such requirements may include the removal of extensions to the property where:

- (i) the extension is inappropriate to and out of character with use of the premises for residential purposes; and/or
- (ii) this is necessary to improve residential amenity; and/or
- (iii) this is necessary in order to minimise the number of additional dwelling units in areas where such conversion could result in or exacerbate problems associated with a combination of high household densities; and deficiencies in supporting community facilities.

HN5 Conversions and Sub-divisions

Proposals for the sub-division and/or change of use of existing buildings for residential use will be permitted providing:

- (a) units are all fully self-contained and satisfy the Council's floorspace and amenity standards
 - (b) the building is not safeguarded for another use
 - (c) the size and layout of properties proposed for single family or household use is consistent with such occupation
 - (d) applications for the conversion of properties from other uses to residential use include appropriate proposals to establish residential character and maximise residential amenity.
- Proposals for the conversion of existing dwellings or other buildings into houses in multiple occupation will not be permitted.

Inner Areas:

Within the defined Inner Areas proposals for conversion or subdivision for residential use involving extensions to the property or into the roof space will not be permitted

Proposals for conversion or subdivision for residential use will not be permitted which would further intensify existing over-concentrations of flat accommodation and conflict with wider efforts for the comprehensive improvement of the neighbourhood as a balanced and healthy community.

Appendix 2: Sustainability Framework - Indicators and Targets

SA Objective	Indicators	Targets	Source
To reduce crime, disorder and fear of crime			
<p><i>To reduce levels of crime</i></p> <p><i>To reduce the fear of crime</i></p> <p><i>To reduce levels of anti-social behaviour</i></p> <p><i>To reduce alcohol and drug misuse</i></p> <p><i>To encourage safety by design</i></p>	<p>Crime levels per 1,000 population</p> <p>Percentage of males/females feeling 'fairly' or 'very' unsafe' about after dark</p> <p>Incidents of juvenile nuisance</p> <p>Reports of drunken persons</p> <p>Crime deprivation</p> <p>Participation of problem drug misusers, including prisoners, in drug treatment programmes which have a positive impact on health and crime.</p> <p>SMART targets and indicators to be developed for alcohol related crime.</p>	<p>SMART targets to be developed for key crimes.</p> <p>A national reduction in crime by 2007/8 of 13.5% from British Crime Survey base of 2003/4.</p> <p>Fear of crime target to be based on local SMART targets.</p> <p>To increase participation of problem drug misusers, including prisoners, in drug treatment programmes which have a positive impact on health and crime. Target to increase by 55% by 2005 (N.B. target needs to be updated)</p> <p>Alcohol related crime target to be based on local SMART targets.</p>	<p>Community Safety Strategy</p> <p>Public Service Agreement Targets</p> <p>Anti-Social Behaviour Strategy 2004/7</p>
To improve levels of educational attainment and training for all age groups and all sectors of society			
<p><i>To improve access to lifelong learning opportunities and other adult education</i></p> <p><i>To increase the percentage of young people who progress into further and higher education and work based training</i></p> <p><i>To improve lifelong learning opportunities and other adult education.</i></p> <p><i>To develop the skills and training needed to maintain a healthy labour market</i></p>	<p>Percentage of 15 year old pupils in local authority schools achieving 5 or more GCSEs at Grades A* - C or equivalent.</p> <p>Number of wards in the bottom 25% for Education, skills and training deprivation (IMD)</p> <p>Percentage of people aged 16-74 achieving NVQ level 4/5.</p> <p>Percentage of resident population aged 16-74 with no qualifications</p>	<p>To improve GCSE level performance above current levels.</p> <p>An increase in the average GCSE points score by 10% at 16+ by 2005 (N.B. target needs to be updated)</p> <p>To increase percentage of adults with NVQ Level 4 to 28%</p> <p>40% of workforce qualified to NVQ Level 3, Advanced GNVQ or 2 GCE (Advanced) standard by 2005 (N.B. target needs to be updated)</p> <p>20% of the workforce to have a vocational, professional, management or academic qualification at NVQ level 4 or above by 2005 (N.B. target needs to be updated)</p>	<p>Regional Economic Strategy</p> <p>Community Plan</p>
To improve physical and mental health for all and reduce health inequalities			
<p><i>To reduce health inequalities amongst different groups in the community</i></p> <p><i>To improve access to health and social care services</i></p> <p><i>To promote healthy lifestyles</i></p> <p><i>To increase/improve access to greenspace</i></p>	<p>Life expectancy for males and females</p> <p>Number of wards in the bottom 25% for health deprivation and disability (IMD)</p> <p>Percentage resident population in good health compared with national/regional averages</p> <p>Percentage of working-age population with a long-term limiting illness</p> <p>Standard mortality rates for the main causes of death – coronary heart disease, cancer, alcohol, compared with national/regional averages</p> <p>% of patients able to be offered a routine appointment to see a GP within 2 working days</p> <p>Percentage participating in sports and exercise (at least one occasion of at least moderate intensity activity per week for at least 30 minutes.</p> <p>Rate of teenage pregnancy per 1,000 women aged 15 - 17</p>	<p>An increase in life expectancy and number of years people spend free from illness</p> <p>Reduce number of wards in bottom 25% for health and disability deprivation</p> <p>To increase percentage resident population participating in sports and exercise year on year by 1%</p>	<p>Community Plan</p> <p>North West Plan for Sport and Physical Activity.</p>

To ensure housing provision meets local needs			
<i>To reduce the number of unfit homes</i>	Number of unfit dwellings	Annually 1,213 affordable housing units are needed, 336 more than the existing supply.	Housing Needs Survey 2004
<i>To reduce multi-occupancy and improve the quality of rented accommodation</i>	Number of wards in the bottom 25% for Living Environment Deprivation (IMD)		
<i>To increase the availability of decent quality affordable housing for all</i>	Number of affordable dwellings provided through the planning system		
<i>Reduce levels of homelessness</i>	Homeless acceptances as a percentage of social rented housing		
To protect and enhance community spirit and cohesion			
<i>To develop opportunities for community involvement</i> <i>To improve relations between all social groups</i>	Percentage of residents who think that for their local area, over the past three years, that community activities have got better or stayed the same.		
To improve access to basic goods, services and amenities for all groups			
<i>To improve access to cultural and recreational facilities</i> <i>To maintain and improve access to essential services and facilities</i>	% of the population that are within 20 minutes travel time (urban - walking; rural - driving) of a range of 3 different sports facility types, at least one of which has achieved a quality mark. % of residents who think that over the past three years, that cultural facilities (e.g. cinemas, museums) have got better or stayed the same. % of residents who think that for their local area, over the past three years, that sport leisure facilities have got better or stayed the same.	The proportion of the population within 1km of 5 basic services to be maintained to at least the 1996 level of 73% for Lancashire as a whole 2001 - 2016.	Lancashire 2016
	Percentage of usually resident population within 1km of 5 basic services		
	Number of wards in the bottom 25% for Barriers to housing and services (IMD)		
To encourage sustainable economic growth and business development across the Borough			
<i>To increase levels of employment and to increase the range of local employment opportunities</i> <i>To encourage economic growth</i> <i>To encourage new business formation</i> <i>To strengthen Blackpool as a Sub-Regional Centre</i>	Percentage employment in different sectors e.g. manufacturing, retail % of residents who think that for their local area over the past three years that job prospects have got better or stayed the same Number of VAT registrations. GVA per head GVA per capita for key sectors Economic interest in Blackpool based on industrial planning application figures Advertised vacant industrial floorspace	12% increase in total VAT registered stock 10% increase in industrial planning applications Reduce advertised vacant floorspace by 10% Growth in Zone A rentals to equal or exceed annual average regional change 2001-2016.	LDF AMR targets Joint Lancashire Structure Authorities - Monitoring Report 2005.
	Peak Zone A rental data £/m2		
To promote sustainable tourism			
<i>To encourage sustainable tourism</i> <i>To support the preservation and/or development of high quality built and natural environments within the Borough</i> <i>To modernise the tourism industry</i>	Visitor volumes Proportion of jobs in the tourism sector Refer to environmental indicators	Number of staying visits target to be identified in 2006 LDF AMR.	

To promote economic inclusion			
<i>To reduce levels of unemployment in areas most at need</i> <i>Improve household earnings</i>	Percentage Unemployed Percentage unemployed by ward Economic Activity Rate Jobseekers allowance claimants No. of wards in bottom 25% income deprived (IMD) No. of wards in bottom 25% employment deprived (IMD)		
To deliver urban renaissance			
<i>Improve vitality and vibrancy of town centres</i> <i>To improve access to public transport in urban areas</i>	Peak Zone A rental data £/m2 (Zone A rental is a measure of town centre vitality and viability - key indicator of PPS6).	Growth in Zone A rentals to equal or exceed annual average regional change 2001-2016.	Joint Lancashire Structure Authorities - Monitoring Report 2005.
To develop and market the Borough as a place to live, work and do business			
<i>To support the preservation and or development of high quality built and natural environments within the Borough</i> <i>To promote the area as a destination for short and long term visitors and new residents</i> <i>To enhance the Borough's image as an attractive place to do business</i>	Refer to environmental indicators % residents satisfaction with the Borough as a good place to live Visitor volumes Number of in-migrants per year No of VAT registrations		
To protect and enhance biodiversity			
<i>To protect and enhance designated sites of nature conservation importance</i> <i>To protect and enhance wildlife especially rare and endangered species</i> <i>To protect and enhance habitats and wildlife corridors</i> <i>To provide opportunities for people to access wildlife and open green spaces</i>	Number of designated sites and area. Condition of SSSIs Number of designated sites in land management schemes BAP species Woodland/farmland bird populations BAP habitats Ancient Woodland Area and connectivity of wildlife corridors Access to green space	No net loss of designated sites Bring 95% of all SSSIs in Lancashire into favourable condition by 2010. Contribute positively towards the achievement of BAP targets Contribute positively towards the achievement of BAP targets Ensure there is access to 1ha of Local Nature Reserve per 1,000 population No loss of Ancient semi-natural woodland by 2010	Working with the Grain of Nature English Nature Lancashire BAP
To protect and enhance the Borough's landscape and townscape character and quality			
<i>To protect and enhance landscape character and quality</i> <i>To protect and enhance townscape character and quality</i> <i>To promote sensitive design in development</i>	Contextual information based upon landscape character assessments Number of Conservation Areas. Also, contextual information based upon townscape assessments		
To protect and enhance the cultural heritage resource			
<i>To protect and enhance historic buildings and sites</i> <i>To protect and enhance historic landscape/townscape value</i>	Number of Scheduled Ancient Monuments Number of Listed buildings Number of Listed buildings on at risk register Number of Conservation Areas	No Grade I or II* buildings to be lost. No decline in Conservation Area numbers	
To protect and enhance the quality of water features and resources			
<i>To protect and enhance groundwater quality</i> <i>To protect and enhance coastal waters</i>	Compliance with Bathing Water Directive	To achieve compliance with Directive's Guideline Standard at all monitoring points	EU Bathing Water Directive

To guard against land contamination and encourage the appropriate re-use of brownfield sites			
<i>To reduce the amount of derelict, contaminated, and vacant land.</i> <i>To encourage development of brownfield land where appropriate</i> <i>Maintain and enhance soil quality</i>	Percentage of land stock derelict. Percentage of land stock vacant Percentage of land stock contaminated Percentage of new homes built on brownfield sites	National government target is for 60% of all new homes to be built on brownfield sites by 2008.	Lancashire County Council
To limit and adapt to climate change			
<i>To reduce or manage flooding</i> <i>To reduce greenhouse gas emissions</i> <i>To encourage the inclusion of SuDs in new development</i>	Area at risk of flooding Number of planning applications permitted contrary to EA advice on flooding Total CO ₂ emissions (kg) per household per year	No planning applications permitted contrary to EA advice on flooding	
To protect and improve air quality			
<i>To protect and improve local air quality</i>	Number of Air Quality Management Areas Annual Average Air Quality measurements for Nitrogen Dioxide and Particulates in town centres of principal urban areas and AQMAs	No increase in number of air quality management areas Annual Average Air Quality measurements for Nitrogen Dioxide and Particulates in town centres of principal urban areas and AQMAs to be at least 10% better than national standards by 2016	Joint Lancashire Structure Plan 2001-2016 Monitoring Report 8
To increase energy efficiency and require the use of renewable energy sources			
<i>To increase energy efficiency</i> <i>To increase the use of renewable energy</i> <i>To reduced the use of energy</i>	Electricity/gas consumption in the commercial/business sector per year. Percentage of energy use from renewable sources Household gas and electricity consumption	A 10% improvement in energy efficiency in the business sector by 2010 based on 2000 levels.	
To ensure sustainable use of natural resources			
<i>To reduce the demand for raw materials</i> <i>To promote the use of recycled and secondary materials in construction</i>	Quantity of secondary and recycled materials used in construction. Sales of secondary and recycled aggregates and totals of these aggregates as a percentage of all aggregates		
To minimise waste, increase re-use and recycling			
<i>To increase the proportion of waste recycling and re-use</i> <i>To reduce the production of waste</i> <i>To reduce the proportion of waste landfilled</i>	Percentage of household waste recycled Percentage of household waste composted Household and business waste arisings Percentage of household waste landfilled	Reduce landfilling of MSW collected in Lancashire to 20% of total MSW collected in 2000 by 2010.	Joint Lancashire Structure Plan 2001-2016 – Monitoring Report 8
To promote the use of more sustainable modes of transport			
<i>To reduce the use of private car</i> <i>To encourage walking, cycling and the use of public transport</i> <i>Encourage the uptake of ICT</i>	Journey to work by mode Percentage of dwellings approved and located within 400m of a proposed or existing bus stop or within 800m of an existing or proposed railway station 2001 - 2004. Number of ICT schemes implemented	90% new development to be within 400m of an existing or proposed bus stop or within 800m of an existing or proposed railway station 2001-2016	Joint Lancashire Structure Plan 2001-2016 – Monitoring Report 8

Source: the SA/SEA Scoping Report for the Blackpool LDF as a whole (Hyder Nov 2007)

Appendix 3: Compatibility of the SPD Key Aims with the SA Objectives

		SPD Key Aims				
		To encourage the highest design quality by promoting creativity and best practice	To encourage sustainable development during the design and construction phases	To raise the quality of residential conversions and sub-divisions by establishing modern space and amenity standards	To address the over-supply of small flats and poor quality dwellings, particularly in the inner resort neighbourhoods	To improve the character and quality of existing and emerging residential neighbourhoods
SA Objectives	(1) To reduce crime, anti-social behaviour and fear of crime	+	+	+	++	++
	(2) To improve physical and mental health, access to health and social care services, promote healthy lifestyles, access to leisure and recreation facilities and “cleaner greener” spaces	++	+	+	+	+
	(3) Creation of a sustainable mixed community, improved access to high quality residential accommodation for all sectors, including affordable and social rented accommodation, and reduces multiple-occupancy	++	++	++	++	++
	(4) To promote and enhance community spirit and social inclusion for all	+	+	++	++	++
	(5) To promote enterprise, encourage sustainable economic growth and business development	+	+	+	+	+
	(6) To attract appropriate investment in people, places, communications and infrastructure to deliver new business opportunities	+	+	+	+	+
	(7) To develop and market the Borough, and in particular the inner resort neighbourhoods as an attractive place to live, work, visit and do business	++	++	++	++	++
	(8) Protect and enhance wildlife resources, habitat diversity and “green corridors” in the Borough, including within private amenity spaces.	++	++	+	0	+

		SPD Key Aims				
		To encourage the highest design quality by promoting creativity and best practice	To encourage sustainable development during the design and construction phases	To raise the quality of residential conversions and sub-divisions by establishing modern space and amenity standards	To address the over-supply of small flats and poor quality dwellings, particularly in the inner resort neighbourhoods	To improve the character and quality of existing and emerging residential neighbourhoods
SA Objectives	(9) To safeguard and improve the Borough's landscape and townscape character and visual quality, and to create places and spaces that look good and work well	+	+	+	+	++
	(10) To create a high quality built environment through good design and appropriate use of materials, scale, layout and landscaping	++	++	++	0	++
	(11) To encourage the appropriate re-use of derelict, vacant and brownfield sites	+	+	+	0	+
	(12) Address climate change, and flood risk	++	++	+	0	0
	13) Improve local air quality and reduce potential for future rises in air temperature by increasing "greening" and "shading" within Blackpool	+	+	+	0	+
	14) Encourage energy efficiency and small scale renewable energy production	++	++	+	0	0
	(15) To reduce demand for construction materials from primary sources and increase the use of materials from recycled, secondary and sustainable sources	++	++	0	0	0
	(16) To promote the reduction of waste, minimise the production of waste from all sources and increase re-use and recycling of waste	++	++	+	+	+
(17) To promote the use of more sustainable modes of transport	+	++	+	0	+	

Appendix 4: Appraisal of Options

SA Objectives	Option 1 – Rely on existing policy and Supplementary Planning Guidance Note 10		Option 2 – Adopt SPD to provide robust guidance for the conversion of holiday accommodation and other uses to permanent residential accommodation	
	Effect	Comment	Effect	Comment
Just society that promotes social inclusion, sustainable communities and personal wellbeing				
(1) To reduce crime, anti-social behaviour and fear of crime and encourage safety by “designing out crime”	0	Although this issue is covered by ‘saved’ local plan policies, the current supplementary guidance does not provide detailed information on the incorporation of security measures and therefore does not encourage ‘designing out crime’	+	This issue is covered by ‘saved’ policies within the local plan, however’ adoption of the SPD will improve quality of accommodation and could lead to a reduction in levels of crime and anti-social behaviour.
(2) To improve physical and mental health for all and improve access to health and social care services, to promote healthy lifestyles and increase access to leisure and recreation facilities and “cleaner greener” spaces	-	The current SPD has negligible effects on improvement of mental and physical health. There is no change in access to leisure and recreation facilities.	+	Better quality accommodation will encourage healthier lifestyles. Over crowding and high densities of flat accommodation will be prevented by the adoption of the SPD.
(3) To ensure housing provision contributes to the creation of a sustainable mixed community, improves access to high quality residential accommodation for all sectors, including affordable and social rented accommodation, and reduces multiple-occupancy	-	The current SPD is not robust enough to provide the best standards of accommodation due to low floorspace standards. Current flats conversions do not contribute to a balance mix of house types. Multiple occupancy is not robustly prevented.	++	Adopting the SPD will lead to better standards of living accommodation and encourages family housing and larger sized flats. This will improve the balance of house types and make a positive contribution.
(4) To promote and enhance community spirit and social inclusion for all, regardless of age, gender, ethnic origins, location, faith and disability	-	There are no requirements in the current SPD for the provision of disabled access. Poor quality accommodation is known to attract transients who have no interest in being part of a community.	++	Adoption of the SPD will lead to the creation of high quality residential accommodation encouraging mixed communities from a variety of backgrounds.
Sustainable, innovative and productive economy that delivers high levels of employment				
(5) To promote enterprise, encourage sustainable economic growth and business development and help to improve the	-	Retaining the current SPG is likely to lead to less acceptable development which would reduce economic prosperity.	+	Adoption of the SPD will aid the removal of marginal and low quality business uses which may have a negative impact on the resort’s

SA Objectives	Option 1 – Rely on existing policy and Supplementary Planning Guidance Note 10		Option 2 – Adopt SPD to provide robust guidance for the conversion of holiday accommodation and other uses to permanent residential accommodation	
	Effect	Comment	Effect	Comment
efficiency, competitiveness, vitality and adaptability of the local economy				economy and area in general and replace with high quality residential accommodation. It will also encourage creation of live work units where appropriate.
(6) To attract appropriate investment in people, places, communications and infrastructure to deliver new business opportunities and a high quality business environment in the Borough	-	Lower quality standards of residential accommodation will continue to deter investment nearby.	+	Adoption of the SPD will lead to a rejuvenated Inner Area and encourage further investment into the areas.
(7) To develop and market the Borough, and in particular the inner resort neighbourhoods as an attractive place to live, work, visit and do business	-	Current SPG and policy does not robustly provide the best standards of residential accommodation and therefore does not contribute to the inner resort neighbourhood as attractive places to live.	++	The SPD will provide much better standards of residential accommodation, and lead to improvements in streetscape providing attractive places to live in inner Blackpool.
Protect and enhance the physical and natural environment:				
(8) To safeguard, improve and increase awareness of the wildlife resources, habitat diversity and “green corridors” in the Borough, and to create new opportunities for nature conservation within private amenity spaces and on “green” roofs	-	The current SPD does not encourage new amenity space and is therefore a ‘missed opportunity’ to create new opportunities for nature conservation.	+	The SPD encourages higher levels of private amenity space to be provided which would lead to opportunities for nature conservation. It also encourages protection of biodiversity and contribution to urban green infrastructure
(9) To safeguard and improve Blackpool’s landscape and townscape character and visual quality, particularly in conservation area and protecting locally important and Listed Buildings to create places and spaces that look good and work well	0	The current less restrictive policy and guidance contributes to design but to a very small degree.	++	Creates a robust design control which will have a positive impact on the townscape character and visual quality of the area.
(10) To create a high quality built environment that reflects the distinctive character and appearance of the Borough through good design and appropriate use of materials, scale, layout and landscaping	-	The current guidance is a missed opportunity to ensure new residential uses are of a high standard of design.	++	The adoption of the SPD will ensure that new residential uses are of an even higher standard of design, complementing and enhancing area and improving the overall quality of the built environment.

SA Objectives	Option 1 – Rely on existing policy and Supplementary Planning Guidance Note 10		Option 2 – Adopt SPD to provide robust guidance for the conversion of holiday accommodation and other uses to permanent residential accommodation	
	Effect	Comment	Effect	Comment
(11) To encourage the appropriate re-use of derelict, vacant and brownfield sites, to ensure that new developments incorporate remediation measures where contamination is found	-	Although the existing policy and guidance does encourage the appropriate reuse of buildings, the standard of accommodation is not of a good enough quality.	++	The SPD will provide guidance to appropriately re-use buildings such as low quality hotels and bedsits for quality permanent residential and family accommodation.
Use natural resources and energy as efficiently as possible				
(12) To limit, and adapt to, climate change, to limit or reduce vulnerability to flooding and increase the use of SUDS in new developments	0	Changes of use to residential accommodation in general has a negligible impact on flooding,	0	Adoption of the SPD will not have an impact on flooding and SUDS is not appropriate for changes of use and relates more appropriately to new build developments.
(13) To protect and improve local air quality and reduce potential for future rises in air temperature by increasing “greening” and “shading” within Blackpool	0	There is little effect on air quality for changes of use applications.	+	The adoption of the SPD will have little effect on air quality. The SPD encourages the provision of urban green infrastructure and potential for greening through new gardens, tree planting, green roofs
(14) To increase energy efficiency and energy conservation in buildings, to encourage the use of energy from renewable sources and promote small scale localised production of energy from renewable sources	-	The current SPD doesn't require any provision for the use of renewable.	+	Part 3 of the SPD requires the principles of renewable energy to be explored and incorporated into the development as appropriate, in accordance with emerging national, regional and local guidance.
(15) To reduce demand for construction materials from primary sources and increase the use of materials from recycled, secondary and sustainable sources	0	There is negligible effect on the demand for recycled materials and sustainable construction methods.	0/+	The re-use of existing buildings for the creation of new homes will result in recycling of existing resources and materials. Part 3 of the SPD includes a requirement to consider the recycling of materials.
(16) To promote the reduction of waste, minimise the production of waste from all sources and increase re-use and recycling of waste	-	The current SPD provides no specific guidance on waste storage and does not promote recycling.	+	Although increased occupation of a property may increase waste generation, the SPD requires adequate provision of waste storage and encourages recycling.
(17) To promote the use of more sustainable modes of transport	-	The current SPD had no requirement for cycle storage and does not promote any sustainable transport methods.	+	The adoption of the SPD will ensure the provision of cycle storage which will encourage cycling as more sustainable means of transport