



NORTHAMPTON
BOROUGH COUNCIL

Northampton Central Area Action Plan: Schedule of Focused Changes

Sustainability Appraisal Addendum

October 2011
Northampton Borough Council- Planning Policy

1. Introduction

1.1 Addendum Report

This report forms an addendum to the Sustainability Appraisal Report, produced by Environ, to accompany the Schedule of Focused Changes to the Pre-Submission Central Area Action Plan Development Plan Document (hereafter referred to as the CAAP). The CAAP was published by Northampton Borough Council in November 2010 and was subject to six weeks' consultation. The accompanying Sustainability Appraisal to the Pre-Submission document can be found on the relevant website pages at www.northampton.gov.uk.

The aim of this addendum Sustainability Appraisal (SA) is to assess the sustainability implications of the proposed focused change to the CAAP.

Since the publication of the CAAP progress has been made on town centre regeneration projects, which require further amendment to policies contained within the CAAP. These amendments are set out in the Schedule of Focused Changes. In summary, changes to the Pre-Submission document are required to reflect the progress made in allocating a site for a new bus interchange facility, the corresponding changes to the retail allocations and to address matters arising from the Regulation 27 consultation.

This Appraisal is subject to the consultation arrangements of the Pre-Submission Draft Sustainability Appraisal, which requires it to be published for a period of six weeks. This addendum will therefore be published alongside the Schedule of Focused Changes as part of Regulation 27. It will be made available at the Northampton Borough Council website (www.northampton.gov.uk) and at the Council offices during normal working hours (9am-5pm Monday-Friday):

**The Guildhall
St Giles Square
Northampton
NN1 1DE**

It will be available for comment from Thursday 10 November (inclusive) to Thursday 22 December 2011 (inclusive).

Please note:

Due to an administrative error the representation period for the Focused Changes to the Pre-Submission draft Central Area Action Plan will run from Thursday 10 November 2011 (inclusive) to Thursday 22 December 2011 (inclusive).

1.2 Background

Sustainability Consultancy Environ were commissioned by the Council to undertake an independent Sustainability Appraisal for the Central Area Action Plan Development Plan Document. The Council's Planning Policy team has prepared this Addendum report.

The Sustainability Appraisal seeks to identify the economic, social and environmental impacts of a plan and suggests ways to avoid or minimise negative impacts and maximise positive ones.

The Sustainability Appraisal (as presently prepared) is known as an 'integrated Sustainability Appraisal', which incorporates the requirements of:

- Strategic Environmental Assessments (SEA)- an examination of the DPD's impact on the Environment; and
- Health Impact Assessment (HIA)- an examination of the DPD's impact on human health

A separate Equalities Impact Assessment, which examines the CAAP's differential impact on Equalities group has been prepared and can be found on the Council's website (www.northampton.gov.uk).

The CAAP has undergone a number of stages of plan preparation including: Issues and Options (September 2007), Emergent Strategy (August 2009), cumulating in the publication of the Pre-Submission document in November 2010. A Sustainability Appraisal report has been published alongside each stage of plan preparation.

2 Sustainability Appraisal of Proposed Focused Changes

2.1 Introduction

The approach to the additional Sustainability Appraisal evidence presented within this section has been to assess the proposed focused changes against each of the 13 Sustainability Appraisal topics used to assess and structure previous versions of the appraisal. This helps to ensure that the methodology used in appraising different policies is consistent.. Further details of the Sustainability Appraisal Methodology are included in the Pre-Submission Draft Sustainability Appraisal Report. The thirteen Sustainability Appraisal topics are:

- Economy and Employment
- Sustainable Land Use
- Biodiversity, Flora and Fauna
- Air Quality and Noise
- Cultural Heritage, Landscape and Material Assets
- Water
- Climatic Factors

- Population and Social Equity
- Access to Services
- Housing
- Crime and the Fear of Crime
- Human Health
- Soil and Waste.

The results of the Sustainability Appraisal are presented in section 2 below.

2.2 Sustainability Appraisal of the Schedule of Focused Changes

There are a number of changes proposed to the Pre-Submission CAAP document. The most significant change relates to progress made on identifying and allocating a site for a bus interchange within the Central Area boundary.

The relevant policies subject to proposed change are:

- Policy 1: Strategic Objectives
- Policy 8: Bus Interchange (Fishmarket)
- Policy 12: Town Centre Boundary
- Policy 15: Meeting Retail Capacity
- Policy 19: Abington Street East

The justification for each change is set out within the Schedule of Focused Changes to the CAAP, and is summarised at the beginning of the appraisal.

2.2.1 Policy 1 (Strategic Objectives)

Policy 1 contains a set of strategic objectives, formulated to meet the CAAP vision. Following publication, it became clear that the set of objectives are required to act as indicators from which the rest of the policies can be effectively monitored. It is proposed that this policy be deleted and that the strategic objectives be inserted into the supporting text for the Vision of the CAAP at Paragraph 3.5.3.

There are no considered Sustainability Appraisal impacts associated with this change.

2.2.2 Policy 8 (Bus Interchange; Fishmarket)

The proposed change to this policy relates to the allocation of the Fishmarket site for a new bus interchange facility. This site was originally allocated for retail use.

The appraisal of Policy 8 identified a number of negative impacts on the sustainability indicators. The majority of these relate to the intensive use of a historically sensitive location. This has the potential to cause damage to

buildings via vehicle emissions as well as an impact on the character and setting of a conservation area as well as a number of listed buildings. The site may also have a negative impact due to additional bus traffic passing through the Regent's Square AQMA. The site is considered as being of particular historic value, as identified during the consultation period for the Pre-Submission document. It is however acknowledged that the Council is working closely with English Heritage to ensure the construction of the future Bus Interchange complements the surrounding environment in terms of design and massing.

The location of the Fish market is, however, accessible and the site does have the potential to address some negative aspects, such as access to transport and opportunities from the communities who live within the Central Area, or for people accessing the Centre. The policy as written also contains provisions to help reduce crime, or the fear of crime through the inclusion of CCTV.

Enhancement measures could also include how the Bus Interchange can enhance the setting of the conservation area and positively address the setting of listed buildings around the site through design. It is recommended that the bullet point relating to Sheep Street be extended to draw in a wider built context. Consideration also needs to be given to environmental monitoring.

2.2.3 Policy 12 (Town Centre Boundary)

This policy now addresses the issue of smaller cumulative developments outside of the Central Area undermining the offer within the Town Centre. It is considered that this has a positive impact over all. The majority of the Sustainability Appraisal objectives remain unchanged from the previous assessment.

2.2.4 Policy 15 (Meeting Retail Capacity)

It is not considered that changes to this policy alter the Sustainability Appraisal carried out at the Pre-Submission stage.

2.2.5 Policy 19 (Abington Street East)

This policy has some potentially negative impacts on the Sustainability Appraisal objectives, which relate primarily to ensuring that the regeneration of the site (which currently accommodates the town library and a health clinic) to provide for additional retail floor space considers the necessary replacement of community facilities. The existing assets provide an important service to residents of the Central Area and Northampton generally. There is also concern relating to how the redevelopment of the site will ensure that the character of the Central Library (Grade II listed) will be retained.

The impact on the built environment indicator alters over time. It is noted that the impact, in the short-medium term (during building works and construction), is likely to have a negative impact on the character of the conservation area.

However, following development it is likely that the regeneration principles of the site have the ability to address issues raised within the Conservation Area Appraisals that wish to see an improved setting, particularly relating to the Dergate Area.

Mitigation measures, including the provision of facilities for a replacement library and health clinic are proposed to overcome the negative impact on social and environmental indicators.

3 Conclusions

Overall, it is considered that Policies 8 and 19 have the greatest impact on Sustainability Indicators. A number of alternatives to these options were considered in technical reports and the sites were selected due to reasons including deliverability, viability, and availability of alternatives. It is considered that through the inclusion of the measures suggested, the negative impacts identified through the Sustainability Appraisal Process can be mitigated.

It should be noted that, since the drafting of the Schedule of Focused Change Policies to the CAAP, significant work has been undertaken to address the some of the concerns raised within this Appraisal. This includes:

- The identification of a replacement facility for the existing users of the Fish market; and
- The close working relationship with English Heritage as a stakeholder, who is assisting with the pre-application discussions for a Bus interchange. It is hoped that this will ensure that the future design and massing of the proposal does not adversely affect the setting of the surrounding built historic environment.

4 Appendix A: Appraisal Matrices

Plan: Northampton Central Area Action Plan (Focused Changes) September 2011				
Policy 8: Bus Interchange				
SA Objectives	Predicted effects (SA Objectives shown in grey are not considered applicable to the policy appraised. Please see key for an explanation of the symbols used).			Explanation of assessment, with reference to: <ul style="list-style-type: none"> Likelihood/ certainty of effect occurring Geographical scale of effect/ particularly sensitive locations Current environmental, social and economic trends Assumptions made With recommendations for mitigating negative effects and improving positive effects
	Short term	Medium Term	Long Term	
<p>Air Quality and Noise</p> <p>SA1: Reduce the need to travel, the potential increase in congestion and facilitate modal shift.</p> <p>SA2: Avoid sensitive development within areas of high noise levels or poor air quality.</p>	-	-	-	<p>The provision of a new bus interchange could help to promote travel by means other than the private car and facilitate modal shift. The policy specifies that the new interchange will be sufficient to cater for demand until 2026 and allow for future growth.</p> <p>The Fish Market area is close to the Regents Square AQMA, which is declared for Nitrogen Dioxide (NO₂) due to traffic emissions. The site could potentially increase bus traffic through this junction (Broad Street/ Sheep Street), which could have negative impacts on Air Quality.</p> <p>The Fish Market Site is located away from major residential areas, and therefore noise associated with operations of the bus station is likely to be minimal.</p>
<p>Archaeology & cultural heritage</p> <p>SA3: Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas.</p>	-	-	-	<p>The area of the Fish Market is of significant historical significance. The area around the market has been associated with the "Jewish Quarter" of the medieval town of Northampton. The area has a high potential for archaeological assets (including a synagogue).</p> <p>English Heritage has identified the Fish Market itself as being as an important asset in terms of the wider townscape, although it has no formal designations.</p> <p>The identified site is located within the All Saints Conservation Area, and fronts the Market Square, which contains a number of Listed Buildings. There may be negative impacts on the character of the area through an increase in bus numbers along the Drapery.</p>
<p>Biodiversity, Fauna and Flora</p> <p>SA4: Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected.</p> <p>SA5: Increase the land area of UK Biodiversity Action Plan species and habitats within the area.</p>	o	o	o	There is no identified impact on the SA Objectives.
<p>Crime and Community Safety</p> <p>SA7: Improve community safety; reduce crime and fear of crime.</p>	+	+	+	St Crispin and Castle Ward have a higher than average crime rate compared to the rest of the Northampton, and the wider region. The existing Bus Station has anecdotally been reported as feeling unsafe and threatening. The relocation and redevelopment of a new interchange may help to reduce the fear of crime around the area, as well as encouraging greater pedestrian flows around the vicinity. The policy also stipulates that CCTV will be required.
<p>Energy and Climatic Factors</p> <p>SA8: Support the provision of development projects and infrastructure which lead to energy efficient buildings, a reduction in carbon emissions and the provision of 'affordable warmth'. Limit the risk to people and properties from the effects of climate change.</p>	+	+	+	There are no specifications within the policy to indicate its energy efficiency. The site will be required to meet the standards set out within Policy S10 of the Joint Core Strategy, which should lead to the building being energy efficient.
<p>Health & Well Being</p> <p>SA9: Improve health and reduce health inequalities</p>	o	o	o	No direct impact is identified.
<p>Labour Market and Economy</p> <p>SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	-	-	+	The present Fish Market site is used by a number of independent arts retailers, who contribute to the overall sense of innovation and enterprise within the Town Centre. It is unclear in the policy text as to what alternative accommodation could be provided within the Central Area to meet displaced demand, although it is understood that a new facility has been identified. A small negative impact, relating to the disruption, is therefore associated with the proposal with a longer-term positive impact.
<p>Landscape and Townscape:</p> <p>SA11: Ensure that the quality, character and local distinctiveness of the landscape and townscape and the features within them are conserved and enhanced.</p>	-	-	-	The proposal would involve the demolition of the existing Fish Market Building, which forms part of the All Saints Conservation Area. The site has been identified by English Heritage as contributing to the over-all townscape, although the site itself has no formal designation (and it is not contained on the Local List).

SA12: Enhance the build form and design of the built Environment SA13: To provide a strategic network of green infrastructure for West Northamptonshire and assist in the dispersal and natural migration of species and provide opportunities for linking communities to multi-functional green spaces				The removal of the Fish Market could have an over-all negative impact on the existing townscape. Although there is potential for improvements and enhancements associated with the re-development of the area, both of the setting of some listed buildings (both with statutory designations and locally listed) it is considered that the increased traffic flows would have an over-all negative impact on the surrounding conservation area and the setting of listed buildings. There is no identified provision of Green Space with the proposal.
Material Assets SA14: Ensure that the housing stock and associated infrastructure meets the needs of the local people	o	o	o	No impact identified.
Population SA15: To develop and maintain a balanced and sustainable population structure with good access to services and facilities	+	+	+	The proposed location of the Bus Interchange is more accessible from the core of the town centre (in particular, its primary and secondary shopping frontages where retail and related commercial activities are concentrated) and has the potential to provide a more modern facility in an accessible location.
Social Deprivation SA16: To reduce spatial inequalities in social opportunities	o	o	o	There is no identified impact on this objective.
Soil, Geology and Land Use SA17: Reduce land contamination SA18: make the most efficient use of land	-	-	-	The site is not presently identified as being contaminated. The use as a bus interchange could potentially increase land contamination through run-off from the site if not carefully managed. The site is presently occupied by the Fish Market and will require the re-development of existing buildings. The policy does not indicate how land efficiency will be achieved.
Waste SA19: Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste	o	o	o	There are no direct or indirect impacts identified.
Water SA 20: Maintain and continue to improve the quality of ground and river water SA21: Reduce risk of flooding SA22: Improve efficiency of water use SA23: N/A (not within plan area)	-	-	-	Surface water run-off from the bus station may have an adverse impact on the quality of ground water, and potentially river water due to discharge via the combined system. This is due to heavy metals and other particulates that are associated with traffic being concentrated in a particular area. The site has the potential to mitigate against the risk of surface water flooding via the provision of surface water storage during flood events, therefore protecting surrounding buildings.
Education and training SA24: Increase opportunities to participate in lifelong learning through the provision of appropriate access to opportunities	+	+	+	The interchange is located in close proximity to some of the most deprived communities within the Central Area. This may improve the ability of residents to access services that could take them to educational facilities elsewhere within the town. However, the direct impacts are limited.
Summary	Overall, the site has a slight negative impact on a number of the Sustainability indicators. These relate to the intensive use of a historically sensitive area and the indirect potential implications- such as the impact on the AQMA at Regent's Square. No reference is made within the policy or supporting text to the potential of archaeological significance of the site and how this may be incorporated or protected during the life of the building. However, the development of a bus interchange at the Fish Market site also has a number of positive impacts, particularly regarding the accessibility of the site from the town and surrounding deprived communities within St Crispin and Castle Wards. The provision of a new and modern replacement facility also has the potential to reduce the fear of crime and to incorporate measures such as CCTV that will act as a deterrent.			
Mitigation and enhancement measures	Further consideration should be given to how the site can enhance the setting of listed buildings and the Conservation area and how the two uses can become complementary, through design. The bullet point relating to Sheep Street should be extended to cover the Drapery and the conservation area to ensure that disruption is minimal. Routine monitoring of air quality and surface water should be carried out to ensure that there is not an adverse impact on the immediate area. It is acknowledged that English Heritage is working closely with Northampton Borough Council as a key stakeholder in assisting with the pre-application discussion in respect of the new Bus interchange. The outcome of these discussions and the final design will need to be monitored to ensure that the future design and massing of the new Bus interchange is sympathetic and reflective of its setting in wider context.			

Plan: Northampton Central Area Action Plan (Focused Changes) September 2011				
Policy 12: Town Centre Boundary				
SA Objectives	Predicted effects (SA Objectives shown in grey are not considered applicable to the policy appraised. Please see key for an explanation of the symbols used.)			
	Short term	Medium Term	Long Term	Explanation of assessment, with reference to: <ul style="list-style-type: none"> Likelihood/ certainty of effect occurring Geographical scale of effect/ particularly sensitive locations Current environmental, social and economic trends Assumptions made With recommendations for mitigating negative effects and improving positive effects
Air Quality and Noise SA1: Reduce the need to travel, the potential increase in congestion and facilitate modal shift. SA2: Avoid sensitive development within areas of high noise levels or poor air quality.	o	o	o	No change identified from Pre-Submission document (November 2010)
Archaeology & cultural heritage SA3: Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas.	o	o	o	No change identified from Pre-Submission document (November 2010)
Biodiversity, Fauna and Flora SA4: Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. SA5: Increase the land area of UK Biodiversity Action Plan species and habitats within the area.	o	o	o	No change identified from Pre-Submission document (November 2010)
Crime and Community Safety SA7: Improve community safety; reduce crime and fear of crime.	o	o	o	No change identified from Pre-Submission document (November 2010)
Energy and Climatic Factors SA8: Support the provision of development projects and infrastructure which lead to energy efficient buildings, a reduction in carbon emissions and the provision of 'affordable warmth'. Limit the risk to people and properties from the effects of climate change.	o	o	o	No change identified from Pre-Submission document (November 2010)
Health & Well Being SA9: Improve health and reduce health inequalities	o	o	o	No change identified from Pre-Submission document (November 2010)
Labour Market and Economy SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation.	++	++	++	The policy will help to ensure that town centre uses, including offices are directed to the town centre and focus employment opportunities within the Town Centre or, that the impact of development outside the area is properly considered.
Landscape and Townscape: SA11: Ensure that the quality, character and local distinctiveness of the landscape and townscape and the features within them are conserved and enhanced. SA12: Enhance the build form and design of the built	o	o	o	No change identified from Pre-Submission document (November 2010)

Environment SA13: To provide a strategic network of green infrastructure for West Northamptonshire and assist in the dispersal and natural migration of species and provide opportunities for linking communities to multi-functional green spaces				
Material Assets SA14: Ensure that the housing stock and associated infrastructure meets the needs of the local people	o	o	o	No change identified from Pre-Submission document (November 2010)
Population SA15: To develop and maintain a balanced and sustainable population structure with good access to services and facilities	+	+	+	The policy will help to ensure that town centre uses, including offices are directed to the town centre to ensure that they are accessible to all who visit the area. .
Social Deprivation SA16: To reduce spatial inequalities in social opportunities	+	+	+	The policy will help to ensure that town centre uses, including offices are directed to the town centre and focus employment opportunities within the Town Centre, which contains some of the most deprived communities.
Soil, Geology and Land Use SA17: Reduce land contamination SA18: make the most efficient use of land	o	o	o	No change identified from Pre-Submission document (November 2010)
Waste SA19: Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste	o	o	o	No change identified from Pre-Submission document (November 2010)
Water SA 20: Maintain and continue to improve the quality of ground and river water SA21: Reduce risk of flooding SA22: Improve efficiency of water use SA23: N/A (not within plan area)	o	o	o	No change identified from Pre-Submission document (November 2010)
Education and training SA24: Increase opportunities to participate in lifelong learning through the provision of appropriate access to opportunities	o	o	o	No change identified from Pre-Submission document (November 2010)
Summary	Evidence has demonstrated that Northampton has suffered a significant level of out-of-centre floorspace growth in recent, which has affected the development share within the Town Centre. The original policy encouraged a range of smaller schemes (outside of the Central Area) that could potentially cause a detrimental impact. To address this issue, a reduced threshold of 1,000 sq.m gross was recommended for retail impact assessments in the updated West Northamptonshire Retail Study, February 2011. The Joint Core Strategy uses this recommendation to address the current imbalance and harm that is being caused by competition from out of centre developments, and large district centres. Policy 12 now incorporates this threshold for a retail impact assessment, which will go some way towards creating a more balanced approach towards town centre and out of centre development opportunities.			
Mitigation and enhancement measures	None. The policy has addressed issues raised in previous Sustainability Appraisals.			

Plan: Northampton Central Area Action Plan (Focused Changes) September 2011				
Policy 15: Meeting Retail Capacity				
SA Objectives	Predicted effects (SA Objectives shown in grey are not considered applicable to the policy appraised. Please see key for an explanation of the symbols used.)			
	Short term	Medium Term	Long Term	Explanation of assessment, with reference to: Likelihood/ certainty of effect occurring Geographical scale of effect/ particularly sensitive locations Current environmental, social and economic trends Assumptions made With recommendations for mitigating negative effects and improving positive effects
Air Quality and Noise SA1: Reduce the need to travel, the potential increase in congestion and facilitate modal shift. SA2: Avoid sensitive development within areas of high noise levels or poor air quality.				No change from Pre-Submission (November 2010) assessment
Archaeology & cultural heritage SA3: Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas.				No change from Pre-Submission (November 2010) assessment
Biodiversity, Fauna and Flora SA4: Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. SA5: Increase the land area of UK Biodiversity Action Plan species and habitats within the area.				No change from Pre-Submission (November 2010) assessment
Crime and Community Safety SA7: Improve community safety; reduce crime and fear of crime.				No change from Pre-Submission (November 2010) assessment
Energy and Climatic Factors SA8: Support the provision of development projects and infrastructure which lead to energy efficient buildings, a reduction in carbon emissions and the provision of 'affordable warmth'. Limit the risk to people and properties from the effects of climate change.				No change from Pre-Submission (November 2010) assessment
Health & Well Being SA9: Improve health and reduce health inequalities				No change from Pre-Submission (November 2010) assessment
Labour Market and Economy SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation.				No change from Pre-Submission (November 2010) assessment
Landscape and Townscape: SA11: Ensure that the quality, character and local distinctiveness of the landscape and townscape and the features within them are conserved and enhanced. SA12: Enhance the build form and design of the built Environment SA13: To provide a strategic network of green infrastructure for West Northamptonshire and assist in the dispersal and natural migration of species and provide opportunities for linking communities to multi-functional green spaces				No change from Pre-Submission (November 2010) assessment
Material Assets SA14: Ensure that the housing stock and associated				No change from Pre-Submission (November 2010) assessment

infrastructure meets the needs of the local people				
Population SA15: To develop and maintain a balanced and sustainable population structure with good access to services and facilities				No change from Pre-Submission (November 2010) assessment
Social Deprivation SA16: To reduce spatial inequalities in social opportunities				No change from Pre-Submission (November 2010) assessment
Soil, Geology and Land Use SA17: Reduce land contamination SA18: make the most efficient use of land				No change from Pre-Submission (November 2010) assessment
Waste SA19: Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste				No change from Pre-Submission (November 2010) assessment
Water SA 20: Maintain and continue to improve the quality of ground and river water SA21: Reduce risk of flooding SA22: Improve efficiency of water use SA23: N/A (not within plan area)				No change from Pre-Submission (November 2010) assessment
Education and training SA24: Increase opportunities to participate in lifelong learning through the provision of appropriate access to opportunities				No change from Pre-Submission (November 2010) assessment
Summary	It is not considered that there is a change from the original policy contained within the Pre-Submission CAAP document. The inclusion of the Abington East site has been appraised separately, as has the proposal for a Bus Interchange at Fish Market, which is the principal drive for the alteration of this policy.			
Mitigation and enhancement measures	Not Applicable			

Plan: Northampton Central Area Action Plan (Focused Changes) September 2011-08-23				
Policy 19: Abington Street East (replaces existing Policy 19: Former Fish Market)				
SA Objectives	Predicted effects (SA Objectives shown in grey are not considered applicable to the policy appraised. Please see key for an explanation of the symbols used.)			
	Short term	Medium Term	Long Term	Explanation of assessment, with reference to: <ul style="list-style-type: none"> Likelihood/ certainty of effect occurring Geographical scale of effect/ particularly sensitive locations Current environmental, social and economic trends Assumptions made With recommendations for mitigating negative effects and improving positive effects
<p>Air Quality and Noise</p> <p>SA1: Reduce the need to travel, the potential increase in congestion and facilitate modal shift.</p> <p>SA2: Avoid sensitive development within areas of high noise levels or poor air quality.</p>	+	+	+	<p>The site allocation removes an existing car park from the centre of the town centre. This has the potential to reduce the amount of car parking within the Town Centre and encourage access via alternative routes.</p> <p>The area is not presently located within an area of high noise levels or poor air quality. The change in use of the site may remove access via car and improve air quality in the immediate vicinity. There may be increased noise brought about through loading/unloading, but the surrounding area is largely non-residential.</p>
<p>Archaeology & cultural heritage</p> <p>SA3: Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas.</p>	-	-	-	<p>The change of use of the library has the potential to alter the fabric of a Grade II Listed Building, which was specifically built as a public lending library. The Library is a prominent feature of Abington Street and the surrounding buildings form part of its setting. However, there is potential through the regeneration and redevelopment of these buildings that the setting of the building can be enhanced in the longer term.</p> <p>The redevelopment of the St Giles Clinic will alter the Derngate Conservation Area and the setting of other listed buildings that front St Giles Street. However, sympathetic redevelopment of the clinic building has been identified and is recommended within the Derngate Conservation Area Appraisal. Due to the location of the buildings, there is also high potential for archaeological remains within this area.</p> <p>Enhancement: The policy should state that any redevelopment within the conservation area should be sympathetic to the historic environment and enhance the character of the St Giles Street Secondary Frontage and the setting of the Listed Buildings.</p> <p>The impact on Listed Buildings and the Conservation Area(s) is likely to be greatest during development and re-development (construction); with improvements toward the end of the plan period following construction.</p>
<p>Biodiversity, Fauna and Flora</p> <p>SA4: Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected.</p> <p>SA5: Increase the land area of UK Biodiversity Action Plan species and habitats within the area.</p>	o	o	o	There is no identified impact on the functions of habitats and species within the area.
<p>Crime and Community Safety</p> <p>SA7: Improve community safety; reduce crime and fear of crime.</p>	+	+	+	<p>The redevelopment of the site could incorporate the relocation / reconfiguration of the existing St Giles car park, which is currently relatively isolated. There is an opportunity to reduce thefts from vehicles if an alternative and more secured car park is designed into the regeneration scheme. St Crispin Ward presently has some of the highest levels of crime, including robbery. The policy may encourage more over-looking and create a safer environment for access between Abington St and St Giles Street. Enhancement: reference could be made to ensuring a frontage/ access from the Ridings in order to encourage over-looking and more active frontages</p>
<p>Energy and Climatic Factors</p> <p>SA8: Support the provision of development projects and infrastructure which lead to energy efficient buildings, a reduction in carbon emissions and the provision of 'affordable warmth'. Limit the risk to people and properties from the effects of climate change.</p>	+	+	+	<p>The redevelopment of some of the buildings has the potential to ensure a higher standard of development in order to ensure energy efficiency. There are no measures incorporated into the policy to protect the redeveloped/ re-used buildings from the effects of climate change, include measures to attenuate or reduce the risks of surface water flooding.</p> <p>All development sites will be required to conform with the sustainable principles set out within Policy S10 the Joint Core Strategy, which includes targets for achieving BREEAM.</p>
<p>Health & Well Being</p> <p>SA9: Improve health and reduce health inequalities</p>	-	-	-	<p>The development proposes to redevelop the St Giles Clinic, which provides town-centre access to Sexual Health advice, with retail uses. The wards within the Central Area have higher than average levels of teenage pregnancy. There is no specification to provide this service elsewhere within the Central Area, which may in the long term create a gap in the provision of specialist care. Enhancement: Specify the re-provision of the service elsewhere within the Central Area in an equally accessible location.</p>

<p>Labour Market and Economy SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation.</p>	-	-	-	<p>The library and clinic will be replaced by retail. This has the potential to limit the opportunities to provide high-quality employment opportunities (a reduction in professional roles) and will not contribute to the SA objective of developing a culture of enterprise or innovation. Enhancement: if possible, the site could incorporate a small amount of office or other uses (including replacement of the clinic and the library) to encourage a greater diversity of employment opportunities in addition to the retail already specified.</p>
<p>Landscape and Townscape: SA11: Ensure that the quality, character and local distinctiveness of the landscape and townscape and the features within them are conserved and enhanced. SA12: Enhance the build form and design of the built Environment SA13: To provide a strategic network of green infrastructure for West Northamptonshire and assist in the dispersal and natural migration of species and provide opportunities for linking communities to multi-functional green spaces</p>	-	-	-	<p>The re-use of the library building for retail could potentially alter the character of the building as a lending library, which contributes to the local distinctiveness and varied use on Abington Street. The policy seeks to redevelop and regenerate the site, including the St Giles Clinic, which is identified as an area that could be enhanced within the Conservation Area Appraisal. This could enhance the built form and design. No impact is identified on Green Spaces.</p>
<p>Material Assets SA14: Ensure that the housing stock and associated infrastructure meets the needs of the local people</p>				<p>No Impact</p>
<p>Population SA15: To develop and maintain a balanced and sustainable population structure with good access to services and facilities</p>	-	-	-	<p>The redevelopment of the Clinic and change of use of the library to retail has the potential to limit the range of services and facilities accessible within the Central Area. Enhancement: specify the provision of the existing library and clinic facilities to be provided elsewhere within the site or the boundary of the Central Area.</p>
<p>Social Deprivation SA16: To reduce spatial inequalities in social opportunities</p>	-	-	-	<p>St Crispin and Castle ward are two of the most deprived wards within Northampton Borough. The redevelopment of the health facility and library without adequate provision elsewhere within the Central Area has the potential to further increase inequalities- for example through limiting access to sexual health information and care, and to the community role played by the library such as access to internet or lending facilities. Enhancement: specify the provision of alternative sites for healthcare and library facilities either within the site or within the Central Area boundary.</p>
<p>Soil, Geology and Land Use SA17: Reduce land contamination SA18: make the most efficient use of land</p>	+	+	+	<p>The site is not identified as being contaminated. The proposed use should not increase the likelihood of contamination. The site proposes the re-development of existing land and buildings.</p>
<p>Waste SA19: Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste</p>	+	+	+	<p>The site will need to conform to the waste reduction standards set out within the Waste and Minerals Core Strategy and associated Supplementary Planning Documents prepared by the County Council. No additional measures or requirements are proposed within the policy.</p>
<p>Water SA 20: Maintain and continue to improve the quality of ground and river water SA21: Reduce risk of flooding SA22: Improve efficiency of water use SA23: N/A (not within plan area)</p>	+	+	+	<p>The site is located within an area susceptible to Surface Water Flooding. The re-development of the site therefore has the potential to reduce the risk of surface water flooding by providing on-site attenuation or sustainable urban drainage, such as permeable paving. However, this is not specified within the policy. New buildings have the opportunity to improve the efficiency of water use and the site will need to conform to the Joint Core Strategy policy S10, which requires buildings to meet BREAM very good. Overall, it is likely that re-development of the area has the potential to meet the Sustainability Objectives for this criteria.</p>
<p>Education and training SA24: Increase opportunities to participate in lifelong learning through the provision of appropriate access to opportunities</p>	-	-	-	<p>Both the St Giles Clinic and the Library provide vital services in relation to education. In particular, basic skills training sessions are held within the Central Library that encourage further training and learning opportunities in partnership with the College in addition to reading and homework clubs for younger people. The removal of this facility through re-development has the potential to decrease the range of services available to residents of the Central Area.</p>
<p>Summary</p>	<p>The proposed policy has a number of positive factors, particularly in the longer term, this includes the re-development of the St Giles Clinic, which is identified within the Conservation Area Appraisal. However, much depends on the implementation and the requirement for a high standard of design to ensure that these objectives are met. Whilst there are positive outcomes for some objectives, those relating to the skills and provision of services are generally negative. This is due to the policy proposal redeveloping/ changing the use of both the St Giles Clinic and the Central Library, both of which play an important part in providing access to services for those resident within the Central Area. The policy has no impact on objectives relating to biodiversity and Green Infrastructure, whilst there will not be an identifiable enhancement, the policy and implementation is unlikely to have a negative impact.</p>			
<p>Mitigation and enhancement measures</p>	<p>The policy could be enhanced to specify the re-provision of the library and sexual health services within the site itself or within the Central Area boundary to ensure that the residents within the town still have access to these facilities; this would mitigate some of the negative impacts identified, particularly in relation to education</p>			

	and training, social deprivation and population (access to facilities). In terms of the negative impacts relating to the built environment, the policy could specify the frontages that must be retained and protected (above and beyond the listed building) and identify those that are to be developed or enhanced (for example, the St Giles Clinic), the policy should also specify that the development should also enhance the Conservation Areas and the setting of other listed buildings, in addition to the Library.
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KEY:

	Description	Symbol
Significant positive impact	The option / plan achieves all of the applicable SA objectives and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors.	++
Minor positive impact	The option / plan partly achieves some of the SA objectives and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors.	+
Neutral	The option / plan does not have an effect on the achievement of the SA objectives	0
Minor negative impact	The option / plan conflicts with some of the SA objectives and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors.	-
Significant negative impact	The option / plan conflicts with all of the applicable SA objectives and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors. In addition the future baseline indicates a worsening trend in the absence of intervention.	
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA	?