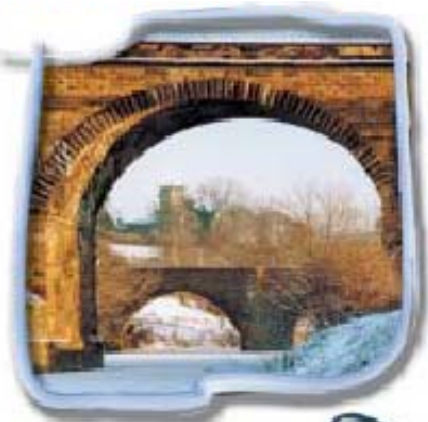


Chapter 14: Sustainability Appraisal

Sustainability Appraisal Report
incorporating the requirements of
Strategic Environmental
Assessment

Conservation Areas and Historic
Environment Folder
Supplementary Planning
Document

17 JANUARY 2006



Stockton-on-Tees
Local Development Framework



CONTENTS

1. Non Technical Summary	ii
2. Sustainable Development	iii
3. Draft Conservation Areas and Historic Environment Folder Supplementary Planning Document	iv
4. Links to Other Relevant Plans and Programmes	
5. Baseline Condition and Issues	
6. B1 Testing the SPD objectives against the SA Framework	ix
7. Stage B2 and B3 – Developing the SPD options and predicting the effects of the draft SPD	xii
Table 1	xiv
8. Monitoring and Implementation	xx
Appendix 1: Statement of Consultation	

-1. NON TECHNICAL SUMMARY

1.1 This report contains the Sustainability Appraisal (SA) of the Conservation Areas and Historic Environment Folder Supplementary Planning Document (SPD). The SPD brings together the Borough's rich history of the built environment, covering all aspects of historic sites, buildings and monuments. It seeks to simplify the legislation surrounding them, the role they play, and what may be done to maintain them for future generations to enjoy.

1.2 Under the Planning and Compulsory Purchase Act 2004, *Sustainability Appraisals* are required for all Supplementary Planning Documents. The purpose of sustainability appraisals is to help local planning authorities fulfil their obligations to the contribution of sustainable development in the preparation of their plans, through assessment of the likely social, economic and environmental effects of both Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

1.3 In addition, European Directive EC/2001/42 requires that a *Strategic Environmental Assessment (SEA)* of the environmental effects of certain plans and programmes be undertaken. Supplementary Planning Documents are amongst the plans and programmes that require a Strategic Environmental Assessment.

1.4 There is a large amount of overlap between the two processes. Guidance from the Office of the Deputy Prime Minister therefore suggests that it is possible to satisfy the requirements of both through a single appraisal process. For ease of reference both the Sustainability Appraisal and Strategic Environment Assessment will be referred to as a Sustainability Appraisal.

1.5 The Sustainability Appraisal of the Conservation Areas and Historic Environment Folder will comply with the full requirements of:

- Planning and Compulsory Purchase Act 2004;
- The Environmental Assessment Regulations 2004 for Plans and Programmes which incorporate European Directive 2001/42;
- ODPM, November 2005, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents;
- ODPM, August 2004, Consultation Paper on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks;

- ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim advice note on frequently asked questions;
- Environmental Resources Management (ERM) on the behalf of North East Regional Assembly, Draft Guidance Manual for SA/SEA in the North East; and
- English Nature, SEA and Biodiversity: Guidance for Practitioners.

1.6 The purpose of this Sustainability Report is to ensure that key environmental and sustainability issues have been considered from the outset with regard to the aspirations contained within the draft Conservation Areas and Historic Environment Folder. This document must be read in conjunction with the Conservation Areas and Historic Environment Folder Scoping Report (January 2006).

1.7 Overall, the report shows that the objectives of the Conservation and Historical Environment Folder SPD contribute positively to a number of sustainability objectives, although there are many areas where no relationship exists between the objectives of the Conservation Areas and Historic Environment Folder and the sustainability objectives.

2. SUSTAINABLE DEVELOPMENT

2.1 In 1987 The World Commission on Environment and Development published a report 'Our Common Future' (known as The Bruntland Report) that brought the concept of sustainable development onto the international agenda. It also provided the most commonly used definition of sustainable development describing it as:

"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

2.2 The UK Government has developed its own themes for sustainable development as found in publication, 'A Better Quality of Life: a Strategy for Sustainable Development in the UK.' The four themes are:

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

2.3 The UK Government has further developed this Strategy and in March 2005 published, 'Securing the Future: delivering UK sustainable development strategy.' This document takes into account the World Summit on Sustainable Development in 2002 and recognises that development growth and prosperity should not be in conflict with sustainability.

2.4 Stockton-on-Tees Community Strategy 2005-08 also sets out its own sustainable vision for the area:

- Stockton-on-Tees driving economic renaissance at the heart of a vibrant Tees Valley City Region
- An enhanced quality of place, including renewed town centres and improved local neighbourhoods
- Enhanced well-being and achievement for local people.

3. DRAFT CONSERVATION AREAS AND HISTORIC ENVIRONMENT FOLDER SUPPLEMENTARY PLANNING DOCUMENT

3.1 The Conservation Areas and Historic Environment Folder contains a range of documents such as a summary of the laws governing Conservation Areas, Listed Buildings and other sites, a good practice guide, as well as a series of comprehensive Conservation Area Appraisals. It is intended to be a one-stop-shop for all things related to our rich built heritage, for use by developers and planners, as well as an informative book for the public to enjoy.

3.2 The Office of the Deputy Prime Minister's Planning Policy Statement 12: Local Development Frameworks re-emphasises that Supplementary Planning Documents must conform to a Development Plan Document or, as is in this instance, a saved Local Plan policy. Therefore Supplementary Planning Documents may be prepared before a Development Plan Document provided there is clear conformity with a saved policy.

3.3 Saved Local Plan Policies EN9, EN22, EN23, EN24 and EN25 relate to the Borough's eleven conservation areas and in particular Policy EN23 states that schemes will be prepared for conservation areas' preservation and environmental enhancement.

EN9

“Development which is likely to be detrimental to the special historic interest of Wynyard Park will not be permitted.”

EN22

“The boundaries of existing conservation areas will be reviewed and adjustments made where appropriate. Priority will be given to the following areas:

- a) Billingham Green;***
- b) Egglecliffe;***
- c) Hartburn;***
- d) Town Centre, Stockton;***
- e) Thornaby Green;***
- f) Wolviston.”***

EN23

“Schemes will be prepared for the preservation and environmental enhancement of all existing conservation areas. Priority in progressing schemes will be given to Yarm and Cowpen Bewley conservation areas.”

EN24

“New development within conservation areas will be permitted where:

- i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and***
- ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area.”***

EN25

“The demolition of buildings and other structures which require consent for demolition within conservation areas will not be permitted unless:

- i) It can be shown that the loss is not detrimental to the character or appearance of the conservation area; or***
- ii) The structural condition renders it unsafe; or***
- iii) the structure is beyond reasonable economic repair.***

Conditions will normally be imposed to secure the satisfactory redevelopment of the site.”

3.4 There are currently 494 buildings within the Borough which are recognised nationally as buildings of special architectural and historical interest. Policies EN26, EN27 and EN28 specifically relate to Listed Buildings:

EN26

“Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.”

EN27

“The total demolition of a listed building will not be permitted unless the building is beyond economic repair.”

EN28

“Development which is likely to detract from the setting of a listed building will not be permitted.”

3.4– 3.5 The Borough has eight Scheduled Ancient Monuments which are afforded a high degree of protection as they are often highly vulnerable to damage and destruction. Policies EN29 and EN30 seeks to protect the eight Scheduled Ancient Monuments in addition to other sites where archaeological remains exist.

EN29

“Development which will adversely affect the site, fabric or setting of a Scheduled Ancient Monument will not be permitted.”

EN30

“Development which affects sites of archaeological interest will not be permitted unless:

- i) an investigation of the site has been undertaken; and***
- ii) an assessment has been made of the impact of the development upon the remains; and where appropriate;***
- iii) provision has been made for preservation ‘in situ.’***

Where preservation is not appropriate the Local Planning Authority will require the applicant to make a proper provision

for the investigation and recording of the site before and during development.”

3.6 Policy 34 of the submission draft Regional Spatial Strategy for the North East (June 2005) seeks for strategic, plans and programmes should seek to conserve and enhance the historic environment:

Policy 34 – Historic Environment

“Strategic, plans and programmes should seek to conserve and enhance the historic environment of the region by:

- a) clearly identifying and assessing the significance of any heritage assets and the vulnerability to change;***
- b) using the process of characterisation to understand their contribution to the local environment and to identify options for their sensitive management;***
- c) encouraging the refurbishment and re-use of appropriate disused or under-used buildings and incorporating them into regeneration schemes;***
- d) seeking to preserve, in situ, archaeological sites of national importance and, where appropriate, other archaeological remains of regional and local importance; and***

e) recognising the opportunities for business, education and tourism.

Strategic, plans and programmes adopt an approach of informed management to maintain and enhance the North East's built heritage by preparing Management Plans by April 2007 for all of the region's World Heritage Site designations, outlining the objectives and delivery proposals for each site.

Local authorities should:

f) prepare, and regularly maintain registers of Grade II listed buildings 'at risk' registers through repair;

g) consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs, which seek, as far as possible, their protection against inappropriate change;

h) consider preparing Conservation Area Appraisals for existing and proposed conservation areas, and proceed to the preparation of Management Plans for the delivery of improvements to those areas;

i) consider preparing lists of locally important landscapes, Historic Landscape Assessments and Conservation Management Plans for historic designated landscapes; and

j) consider preparing urban surveys of historic towns and other substantial settlement, to improve knowledge of their entire historic fabric as a guide to ensure future development maximises the potential for preservation, protection and enhancement."

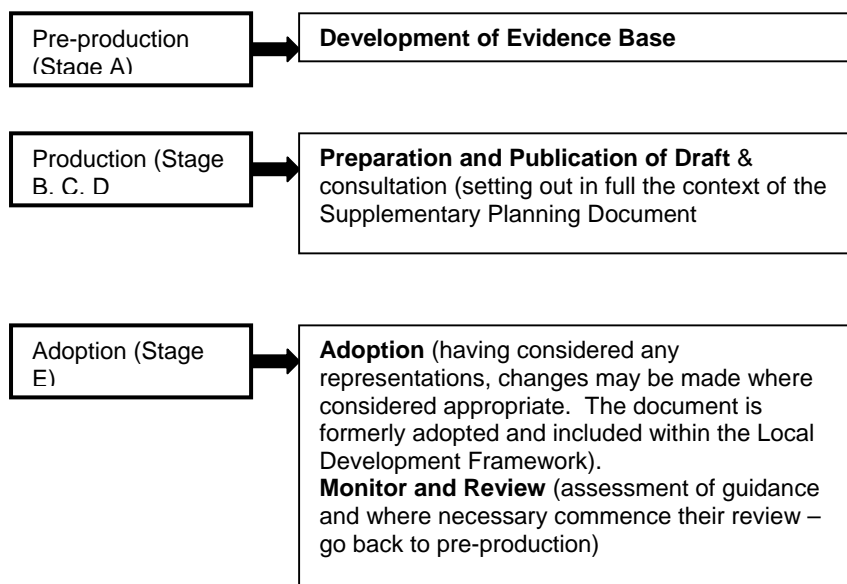
3.7 Figure 1 below, sets out the requirements of Sustainability Appraisal in tandem with the preparation and production stages of the Conservation Areas and Historic Environment Folder Supplementary Planning Document.

3.8 The Scoping Report to the Conservation Areas and Historic Environment Folder was published for five weeks in January 2006. Further details of the exercise can be found in Appendix 1.

3.9 The Government's "Sustainability Appraisals of Regional Spatial Strategies and Local Development Documents" indicates that in the case of preparing a Sustainability Appraisal for supplementary planning documents, these will draw extensively on the appraisals undertaken at the higher level for development planning documents. In addition, this Sustainability Appraisal draws

extensively therefore based upon the objectives and indicators set out in the higher tier Scoping Report.

Figure 1: Sustainability Appraisal and the Preparation of Supplementary Planning Documents



<p>Pre-production – Evidence Gathering</p> <p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>A1 Identifying other relevant policies, plans and programmes and sustainable development objectives</p> <p>A2 Collecting baseline information</p> <p>A3 Identifying sustainability issues and problems</p> <p>A4 Developing the SA framework</p> <p>A5 Consulting on the scope of the SA</p>
<p>Production – Prepare draft SPD</p> <p>Stage B: Developing and refining options and assessing effects</p> <p>B1 Testing the SPD objectives against the SA Framework</p> <p>B2 Developing the SPD Options</p> <p>B3 Predicting the effects of the draft SPD</p> <p>B4 Evaluating the effects of the draft SPD</p> <p>B5 Considering ways of mitigating adverse effects and maximising beneficial effects</p> <p>B6 Proposing measures to monitor the significant effects of implementing the SPD</p> <p>Stage C: Preparing the Sustainability Appraisal Report</p> <p>C1 Preparing the SA Report</p> <p>Stage D: Consulting on draft SPD and Sustainability Appraisal Report</p> <p>D1 Public participation on the SA Report and the draft SPD</p> <p>D2 Assessing significant changes</p> <p>Adoption</p> <p>D3 Making decisions and providing information</p> <p>Stage E: Monitoring the significant effects of implementing the SPD</p> <p>E1 Finalising aims and methods for monitoring</p> <p>E2 Responding to adverse effects</p>

4 LINKS TO OTHER RELEVANT PLANS AND PROGRAMMES.

4.1 During the preparation of the Supplementary Planning Document, it is important to ensure consistency with other national, regional and local plans and programmes . The purpose of this is to identify any external objectives or issues which may influence the preparation of the Supplementary Planning Document and to determine whether any external policies may lead to cumulative effects and to address any inconsistencies and constraints that may apply.

4.2 The Strategic Environmental Assessment Directive states:

‘The Plan’s “relationship with other plans and programmes” and “the environmental protection objectives, established at international [European] Community or national level, which are relevant to the plan...and the way those objectives and any environmental considerations have been taken into account during its preparation.” Annex 1 (a) (e).

4.3 In addition to the documents listed in the table opposite and those found in Appendix 2 of the Scoping Report, the listed building

descriptions and grades as well as the sites and monuments record have been considered. Additions to Appendix 2 of the scoping report are the Groundwater Directive, The Draft Tidal Tees Flood Risk Management Strategy, and Draft Planning Policy Statement 25; Development and Flood Risk.

Level	Title	Key Aims, Themes or Objectives
<u>National</u>	ODPM, 1994, Planning Policy Guidance Note 15: Planning and the Historic Environment	Provide effective protection for all aspects of the historic environment
<u>National</u>	ODPM, 1990, Planning Policy Guidance Note 16: Archaeology and Planning	Reconcile the need for development with the interests of conservation including archaeology
<u>National</u>	DCMS, Dec 2001, The Historic Environment – a Force for our Future	Recognises the importance of the Historic Environment in terms of education, attractive urban areas, prosperous and sustainable countryside, economic prosperity including regeneration and tourism.
<u>National</u>	English Heritage and CABE (2001), Building in Context	Addresses design issues and looks at good practice for design proposals in historic areas
<u>National</u>	English Heritage (2002), Building Regulations and	Seeks to balance the needs of energy

	& Historic Buildings	conservation with conservation
National	English Heritage, CABE and Planning Officers Society, (2003), Moving Towards Excellence and Urban Design and Conservation	Draws on current good practice to help authorities deliver excellent conservation and design through the planning process
National	English Heritage, Dec 2000, Power of Place	Emphasis the importance of the historic environment in terms of economic regeneration and social perspective i.e. education, participation. Recommends 18 priorities for action.
Regional	English Heritage (2004) Heritage Counts: The State of the North East's Historic Environment	Provides baseline information and comparisons on the State of the North East's grade I and II* listed buildings.
Regional	English Heritage, English Heritage in the North East 2003-05	The document is a regional action plan and draws on problems and opportunities identified within the Heritage Counts: State of the Historic Environment and expands on themes in DCMS's document Power in Place.
Regional	Government Office for	Recognition that

	the North East (2002), Regional Planning Guidance for the North East: Note 1	conservation of the built environment can have a positive impact on regeneration.
Regional	North East Regional Assembly (2005), Regional Spatial Strategy for the North East – submission draft	Seeks plans and strategies to conserve and enhance the historic environment and prepare management plans by 2007.
Sub-regional	Tees Valley Joint Strategy Unit (2004) Tees Valley Structure Plan	Seeks to protect, maintain and enhance conservation areas and listed buildings.
Local	Stockton-on-Tees Borough Council, 1997, adopted Local Plan	Looks to review 11 conservation areas and prepare preservation and protection schemes.
Local	Stockton-on-Tees Borough Council, Conservation Area Information and Planning Guidance	Conservation area leaflets were produced for Bute Street, Billingham, Cowpen Bewley, Eggescliffe, Hartburn, Norton, Stockton Town Centre Thornaby, Wolviston and Yarm Conservation Areas. The leaflets give brief guidance to users of the Conservation Areas.

5 BASELINE CONDITION AND ISSUES

5.1 Appendix 3 of the scoping report details the baseline conditions and issues within the Borough.

5.2 To summarise the existing situation, the Borough has 494 listed buildings, 11 Conservation Areas, and 8 Scheduled Ancient Monuments.

5.3 According to the list of 'at risk' buildings published by English Heritage, the Grade I listed ruin of St. Thomas a Becket in Grindon, and the Grade II* listed Holy Trinity Church, Stockton, are considered to be category A, reflecting the immediate risk of further rapid deterioration or loss of fabric.

5.4 The Grade II* listed Phosphate Rock Silo at Billingham is categorized as 'C', meaning the structure is at risk from slow decay.

5.5 The Borough has two historic parks and gardens, the Grade II* listed Wynyard Park is an early 19th century landscaped park with a lake and formal gardens. Ropner Park is an impressive Victorian

Park dating back to 1890, recently benefiting from a £2.6 million grant from the Heritage Lottery Fund for restoration work.

5.6 In terms of archaeological importance, Stockton-on-Tees Borough has a total of 1,389 recorded heritage assets, as at 2004. Amongst the earliest of these is the Thorpe Thewles Iron Age settlement, excavated in the early 1980s. Many of the best sites within Stockton have been chance finds. An unusual Bronze Age cemetery was found at Ingleby Barwick by house builders in 1997. In the early 1980s schoolchildren discovered an Anglo-Saxon cemetery at Norton which when excavated produced some of the finest metalwork of the period in the region. More recently a Roman villa has been excavated at Ingleby Barwick and Stockton also contains remains of the internationally important Stockton and Darlington railway of 1825 (source: Tees Archaeology).

5.7 Following the collection of the baseline data detailed in the scoping report, the following areas were determined to be key issues relevant to the SPD;

- Maintenance, protection and conservation of the historic built environment;

- Traffic congestion and parking restraints;
- Flood Risk;
- Shop frontages;
- Street Furniture; and
- Poor Maintenance.

6 B1: TESTING THE SPD OBJECTIVES AGAINST THE SUSTAINABILITY APPRAISAL FRAMEWORK

6.1 The Scoping Report identifies a number of Sustainability Appraisal objectives and indicators against which the impact of the may be assessed. SA14 has been revised to include the text 'property' following a suggestion from the Environment Agency.

SA1: To ensure stable levels of employment and achieve high and sustainable levels of economic growth

SA2: To improve the viability and vitality of defined retail centres

SA3: To implement regional gateways that contribute to and deliver sustainable economic growth

SA4: To ensure accessibility for all to job facilities, goods and services across the Borough;

SA5 - To ensure everyone has the opportunity of living in a decent and affordable home;

SA6 - To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity;

SA7 – To improve the opportunity and achievement on education and lifelong learning;

SA8 – To promote safer communities, reduce and prevent crime and reduce fear of crime;

SA9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings;

SA10 – To protect and enhance local distinctiveness of the Borough's urban and rural landscape;

SA11 – To ensure good local air quality for all;

SA12 – To protect and enhance the quality of the Borough's ground, river and sea waters;

SA13 – To reduce the causes and impacts of climatic change;

SA14 – Reduce the risk of flooding and the resulting detriment to people and property;

SA15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered;

SA16 – To protect and enhance local biodiversity and geodiversity;

SA17 – Make better use of our natural resources such as land and soil.

6.2 The objectives to the Conservation Areas and Historic Environment Folder Supplementary Planning Document are as follows:

- A. Bring together all aspects of historic environment in a “one stop shop;”
- B. Improve the image of the Borough by promoting it as a culturally rich area;
- C. Educate people to the importance and value of our historic assets, in order to bring historic environment issues to the forefront;
- D. Develop and promote a culture of considerate management of historic assets through;
 - i. Preservation and enhancement of our Conservation Areas,
 - ii. Protection of our Listed Buildings,
 - iii. Preservation of important archeological sites,

E. Promoting an understanding of our other historic assets which are not protected by specific legislation,

F. Build a reference tool for anyone researching historical development of the Borough;

G. Develop detailed design advice;

H. Enhance the enjoyment of our built heritage.

6.3 The Sustainability Appraisal objectives must be compared against the objectives of the Conservation Areas and Historic Environment Folder for any potential conflict. The Matrix below highlights where the objectives are compatible, not compatible, possibly compatible and where there is likely to be no impact.

6.4 Although the matrix below suggests that there be no immediate conflict between the objectives of the Conservation Areas and Historic Environment Folder and the Sustainability Appraisal Objectives, every caution must still be exercised to ensure no unidentified issues arises which may cause conflict. In addition, effort must be made to ensure that compatible objectives are exploited to ensure these positive aspects are expanded and enhanced wherever possible.

Key

- √ Compatible
- X Incompatible
- ? Either Compatible or Not
- No Effect

Sustainability Appraisal Objectives	Conservation Areas and Historic Environment Folder's Objectives										
	A.	B.	C.	Di.	Dii.	Diii.	E.	F.	G.	H.	
1	√	√	?	√	?	-	-	-	-	-	
2	√	√	-	√	√	-	-	-	-	-	
3	-	?	-	?	?	-	-	-	-	-	
4	-	-	-	-	-	-	-	-	-	-	
5	-	-	-	-	?	-	-	-	-	-	
6	-	-	-	-	-	-	-	-	-	-	
7	√	√	√	√	√	√	√	√	√	√	
8	-	-	-	-	-	-	-	-	-	-	
9	√	√	√	√	√	√	√	√	√	√	
10	-	√	√	√	√	√	√	-	√	√	
11	-	-	-	-	-	-	-	-	-	-	
12	-	-	-	-	-	-	-	-	-	-	
13	-	-	-	-	-	-	-	-	-	-	
14	-	-	-	?	-	-	-	-	-	-	
15	-	-	-	-	-	-	-	-	-	-	
16	-	-	-	-	-	-	-	-	-	-	
17	-	-	-	-	-	-	-	-	-	-	

7 STAGE B2 AND B3 – DEVELOPING THE SPD OPTIONS AND PREDICTING THE EFFECTS OF THE SPD.

7.1 The SEA Directive states:

“..an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme identified, described and evaluated.

7.2 To fulfil the above requirements, the Sustainability Appraisal will look at the reasonable alternative of not producing or implementing the Conservation Areas and Historic Environment Folder and therefore relying on existing adopted Local Plan policies and legal protection.

7.3 The potential impacts of the Conservation Areas and Historic Environment Folder have been assessed having regard to the Sustainability Appraisal Framework as found in Appendix 3 of

the Scoping Report. The likely short, medium and long-term effects have been predicted. The effects are shown as follows:

++ Strong positive

+ Positive

= Neutral

- Negative

-- Strong Negative

7.4 Many Sustainability issues result from an accumulation of multiple small and often indirect effects rather than a few obvious ones. Sustainability Appraisals should include an assessment of secondary, cumulative and synergistic effects.

Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen

as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

Table 1: Sustainability Appraisal

	Option 1: No update of the Borough's Historic Environment					Option 2: Adopt the Conservation Areas and Historic Environment Folder as Supplementary Planning Document				
SA Objective	Short Term	Medium Term	Long Term	Secondary/ Cumulative/ Synergistic Effects	Comments/ Justification	Short Term	Medium Term	Long Term	Secondary/ Cumulative/ Synergistic Effects	Comments/ Justification
To ensure stable levels of employment and achieve high and sustainable levels of economic growth	=	=	=	None envisaged.	The historic environment can have an important role to play in the regeneration of the Borough although without the appropriate framework this may not be fully realised.	=	+	+	Raising awareness and increasing the emphasis on the historic environment's importance may lead to an increase in tourism and employment as an indirect improvement of the built environment.	Increase awareness and understanding of the historic environment. The historic environment can have a positive role to play in the regeneration of areas and this should be utilised throughout the Borough. This may in turn help strengthen the tourist industry by enhancing the historic and built environment.
To improve the viability and vitality of defined retail centres	=	=	=	Vacant and poor quality retail units can have a detrimental impact on the appearance of the conservation areas and may also undermine the retail centres.	Six of the Borough's eleven conservation areas are also designated retail centres. The Council strictly controls the design of shop fronts and change of use of the retail centres, in addition to the existing adopted conservation area policies.	=	+	+	Improvements to the general appearance to the conservation areas may help to encourage A1 retail units back into defined centres.	The Conservation Areas and Historic Environment Folder will provide further information on the additional controls placed on conservation areas in addition to the existing local plan policies. The historic environment may have an important role to play in the regeneration of the retail centres.

To implement regional gateways that contribute to and deliver sustainable economic growth	=	=	=	None envisaged.	Unlikely to have an impact.	=	=	=		Unlikely to have an impact.
To ensure accessibility for all to job facilities, goods and services across the Borough	=	=	=	None envisaged.	Unlikely to have an impact.	=	=	=	None envisaged.	Unlikely to have an impact.
To ensure everyone has the opportunity of living in a decent and affordable home	=	=	=	None envisaged.	Unlikely to have an impact.	=	=	=	None envisaged.	Unlikely to have an impact.
To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity	=	=	=	None envisaged.	Unlikely to have an impact.	=	=	=	None envisaged.	Unlikely to have an impact.

To improve the opportunity and achievement on education and lifelong learning	=	=	=	None envisaged	Current legal and planning status for the historic environment can be complex. Often this can act as a barrier to education.	++	++	++	By providing a one stop shop of information and guidance may develop people's interest in the historic environment further	One of the main objectives for producing a comprehensive one stop shop to the historic environment is to increase the awareness and understanding of our cultural heritage. It is hoped that in turn this will bring added benefits to the wider historic education of the public. It will also provide a source of reference for research.
To promote safer communities, reduce and prevent crime and reduce fear of crime	=	=	=	None envisaged	It is unlikely that existing local plan policy will have a direct significant impact on promoting safer communities.	=	=	=	None envisaged	It is unlikely that the publication of the Conservation Areas and Historic Environment Folder will have a direct significant impact on promoting safer communities.
To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	=	=	-	No weight is given to locally important buildings. Gradual loss of these important assets may continue.	Statutory designated historic buildings, sites, areas and features are protected by law and by existing local plan policy. Locally important listed buildings are not given statutory protection even though they may be valued for contributing to the local scene.	++	++	++	The publication of the Folder should help to increase people's awareness on the historic environment and increase understanding of importance.	The Conservation Areas and Historic Environment Folder will include a list of buildings and features which the Council consider to be of local importance. Locally listed buildings should be a material consideration in the determination of any planning application.

To protect and enhance local distinctiveness of the Borough's urban and rural landscape	=	+	+		Existing local plan policy includes protection of ancient woodland and encourages schemes to be prepared for the preservation and enhancement of the conservation areas – as yet none have been carried out.	++	++	++		The conservation area appraisals will be expanded to include management plans and look to enhance and protect conservation areas through this. Protect and enhance the historic environment will be the main thrust.
To ensure good local air quality for all	=	=	=	None envisaged	It is unlikely that existing local plan policy relating to the historic environment will have a significant direct impact on local air quality.	=	=	=	None envisaged	It is unlikely that the Conservation Areas and Historic Environment Folder will have a direct significant impact on local air quality.
To protect and enhance the quality of the Borough's ground, river and sea waters	=	=	=	None envisaged	It is unlikely that existing local plan policy relating to the historic environment will have a significant direct impact on the quality of the Borough's ground, river and sea waters.	=	=	=	None envisaged	It unlikely that the Conservation Areas and Historic Environment Folder will have a direct significant impact on the quality of the Borough's ground, river and sea waters.
To reduce the causes and impacts of climatic change	=	=	=	None envisaged	It is unlikely that existing local plan policy relating to the historic environment will have a significant direct impact on the reduction of causes of climatic change,	=	=	=	None envisaged	It is unlikely that the Conservation Areas and Historic Environment Folder will have a direct significant impact on reducing the impacts of climatic change.
Reduce the risk of flooding and the resulting detriment to people	=	=	=	None envisaged	There are existing local plan policies seeking to reduce flood risk policies as well as protecting the historic environment.	=	=	=	None envisaged	Although the Conservation Areas and Historic Environment Folder recognises that flood risk is an important land use consideration although relies on existing local plan policy. It will continue to be important to ensure new development does not have

											a detrimental effect on flood risk.
To reduce the amount of waste produced and increase the amount recycled, reused and recovered	=	=	=	None envisaged	It is unlikely that existing local plan policy relating to the historic environment will have a significant direct impact on reduce the amount of waste produced and increasing recycling.	=	=	+	None envisaged	By encouraging the reuse of locally listed buildings, this may decrease the number of demolitions and rebuilds and therefore demolition and construction waste. It is no expected that this will be a significant consequence.	
To protect and enhance local biodiversity and geodiversity	=	=	=	None envisaged	The location of protected species e.g. bats if a material consideration in the determination of any planning application and can be found living in all types of buildings, features and are not unique to the historic environment.	=	=	=	None envisaged	The location of protected species e.g. bats if a material consideration in the determination of any planning application and can be found living in all types of buildings, features and are not unique to the historic environment. It is not envisaged that the Conservation Areas and Historic Environment Folder will expand statutory protection which already exists.	
Make better use of our natural resources such as land and soil	=	=	=	None envisaged	There are existing local plan policies which encourage development on previously developed land.	=	=	+	None envisaged	It is not anticipated that the Conservation Areas and Historic Environment Folder will make better use of natural resources other than encouraging the effective reuse of historic and locally important buildings.	

7.5 The table above provides a record of the Council's predicted effects of the Conservation Areas and Historic Environment Folder

Supplementary Planning Document. Generally speaking the Conservation Areas and Historic Environment Folder performed well against the seventeen sustainability objectives although there are many areas where the Conservation Areas and Historic Environment Folder is unlikely to have a significant impact if any. However the sustainability appraisal is an iterative process and as discussed in section 8, the effects of the Conservation Areas and Historic Environment Folder SPD will be subject to monitoring, to build on the positive impacts of the objectives and also avoid any adverse effects.

8 Monitoring and Implementation

8.1 The Strategic Environmental Assessment Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken. Therefore in accordance with this Directive any significant effects of implementing the Conservation Areas and Historic Environment Folder will be monitored.

8.2 The indicators and targets found in Appendix 3 in the Scoping Report are generally taken from readily available data sources including the Council's Best Value Performance Indicators which are reviewed every financial year. It is envisaged that monitoring of the Sustainability Appraisals will be carried out each financial year. In addition the Planning and Compulsory Purchase Act 2004, requires local planning authorities to produce Annual Monitoring Reports on a financial year basis. The findings from the monitoring of the Sustainability Appraisals will be included within future Annual Monitoring Reports commencing 2005/06.

APPENDIX 1: STATEMENT OF CONSULTATION

To meet the requirements of the Strategic Environmental Assessment Directive, the Council consulted by the countryside Agency, English Heritage, English Nature and the Environment Agency (as set out in the SEA Regulations) on the scope and level of detail of the environmental information to be included in the Sustainability Appraisal report. In addition, other organisations with a local sustainability interest were also consulted (see below). The aim was to try and achieve an appropriate balance between organisations primarily concerned with environmental, social and economic interests. The draft Scoping Report was published for a five-week consultation period ending Monday 6th March 2006.

Statutory Environmental Bodies

- Countryside Agency
- English Heritage
- English Nature
- Environment Agency

Other Local Environmental Organisations

- Tees Archaeology
- Council for British Archaeology
- Industry for Nature Conservation Association

- Tees Valley Wildlife Trust
- Royal Society for the Protection of Birds
- Tees Forest
- Woodland Trust
- Council for the Protection for Rural England
- Northumbrian Water

Organisations with an Economic Interest

- ONE North East
- Tees Valley Regeneration

Organisations with a Social Interest

- Sport England
- North Tees Primary Care Trust
- House Builders Federation

Neighbouring and Regional Organisations

- Government Office North East
- North East Regional Assembly
- Tees Valley Joint Strategy Unit
- Redcar & Cleveland Borough Council
- Darlington Borough Council
- Sedgefield Borough Council
- Hambleton District Council
- Middlesbrough Borough Council
- Hartlepool Borough Council

Copies of the draft Scoping Report were placed on deposit at the eleven local libraries within the Borough as well as a reference copy being made available at the Council's Planning Reception.

A Notice of Publication was placed in the Evening Gazette notifying the public of the published document, where copies could be viewed and the closing date of the consultation period. A copy of the draft Scoping Report was also made available to download free of charge from the Council's website.

Out of the twenty seven organisations directly consulted on the draft Scoping Report six responses were received. No comments were received from members of the public. Comments received to the draft Scoping Report can be viewed below.

Although all comments were received have been considered and where possible amendments have been made to the Scoping Report, there is no guarantee that these comments have prevailed.

The Council has not treat the received responses as objections as the Scoping Reports and Sustainability Reports in themselves are

not included within the Local Development Framework or therefore tested at Examination. The underlying principles of soundness however still apply.

Paragraph	None
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	The Scoping Report must recognise the issues of protected species in building particularly those where restoration, conversion or demolition is proposed for any building, property or structure where protected species have their roosts, nest or other places of shelter. Bats are perhaps the most likely protected species likely to be affected, with summer maternity or winter hibernation roosts in, for example, residential properties, derelict structures, historic monuments, outbuildings, bridges etc. Other species including great crested newts, otters and water voles should be considered where open water or associated habitats might be affected.
Council's Response	Agree in part.
Recommendation	Table 1 acknowledges that protected species can be found in elements of the historic buildings although they are not unique to the historic fabric. The Council strongly recognises that the presence of any protected species is a material consideration in the determination of any planning application and is not pertinent to the historic environment.

Paragraph	None
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	EN22 – we would request that Eaglescliffe and Preston be considered with Egglecliffe and that a brochure be prepared for Eaglescliffe and Preston – it is the only Conservation Area that does not have one.
Council's Response	Policy EN22 is already adopted in the Local Plan 1997. The Council is not recommending a revision to this policy at the present time. As a designated conservation area Egglecliffe and Preston has been subject to a conservation area appraisal and management plan as part of the Conservation Areas and Historic Environment Folder.
Recommendation	No changes necessary.

Paragraph	None
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	EN25 – We would like this paragraph to be extended to include areas of special interest.
Council's Response	Policy EN25 is already adopted in the Local Plan 1997. The Council is not proposing a revision to this policy at the present time.
Recommendation	No changes necessary.

Paragraph	None
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	EN27 – We are concerned that unscrupulous developers might deliberately allow buildings to deteriorate to obtain permission to demolish.
Council's Response	Policy EN27 is already adopted in the Local Plan 1997. Where appropriate, the Council has the power to issue an Urgent Works Notice or Repair Notice under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Recommendation	No changes necessary

Paragraph	Paragraph 1.2
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We welcome the "Greater flexibility i.e. the range and speed in which new policies can be prepared in response to changing local circumstances." Also the "greater community and stakeholder involvement to influence how their areas will be shaped in the area."
Council's Response	Noted.
Recommendation	No changes necessary.

Paragraph	Paragraph 2.2
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We feel that the folder should be expanded to include site area, as well as sites, buildings and structures, eg it has frequently been stated that it is the sense of space – the wide road, the traditional mix of Victorian, Edwardian and Thirties houses with their large treed gardens, in the gateway approach to Stockton through the Spital, Yarm and Yarm Road, Eaglescliffe, that gives this locality its character.
Council's Response	The Council widely agrees that site and areas are also of particular importance to the historic environment, especially when identifying the character of the historic environment. Reference to this is clearly made by SA Objective 9.
Recommendation	No changes necessary.

Paragraph	Paragraph 2.5
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	Why can "this particular aspect not be recognised as Supplementary Planning Document?"
Council's Response	The purpose of Supplementary Planning Document is to expand the detail of adopted Local Plan or Local Development Document policies. The Council does not have an adopted policy with reference to locally listed buildings. Therefore this particular aspect cannot be afforded weight as SPD although it will become a material consideration in the determination of any planning application affecting a locally listed building and is in general conformity with the submission draft Regional Spatial Strategy.
Recommendation	No changes necessary.

Paragraph	Chapter 3
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	Within the context of the sustainable development agenda I believe the SPD needs to acknowledge and respond to the following:- 1. The historic environment is a finite resource, in that once lost it is lost forever 2. Existing fabric, and in particular historic fabric, constitutes environmental capital and embodies energy 3. The historic environment sites at the heart of Sustainable Communities agenda championed by the ODPM
Council's Response	Noted.
Recommendation	Issues to be addressed within draft SPD.

Paragraph	Paragraph 3.4
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We assume that “an enhanced quality of place” includes “protecting and conserving the areas of character” in the Borough. Could this be made more clear?
Council’s Response	Reference to “enhanced quality of life” is taken as a direct quote from the Council’s Community Strategy 2005-08. The draft SPD must be in general conformity with the Council’s Community Strategy and does not have any power to expand on this.
Recommendation	No changes necessary.
Paragraph	Paragraph 5.3
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	Pleased to note reference to PPG15, PPG16, Power of Place, the Historic Environment- a Force for our Future, Heritage Counts, North East Regional Plan. PPS1 has relevance to the historic environment.
Council’s Response	Noted. Agreed that PPS1 has relevance to the historic environment and this is referred to Appendix 2.
Recommendation	No changes necessary.
Paragraph	Paragraph 5.3
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We are pleased with the aims of 2,3,7,10,11 and 12. We request that significant weight be given to all of them.
Council’s Response	Noted.
Recommendation	No changes necessary.
Paragraph	Paragraph 6.4
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	It is crystal clear where the original Stockton to Darlington Line existed in Eaglescliffe and we feel far more should be made of it considering that all the original planning meetings took place in Yarm High Street or the Friarage Yarm
Council’s Response	Noted.
Recommendation	This will be considered in greater detail as part of the SPD.
Paragraph	Paragraph 6.7
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	The report advises that the Borough has eight scheduled ancient monument and in Para 6.10 we are advised that there are 1,389 recorded entries on the Sites and Monuments Record/Historic Environment Record. Somewhere between the two are sites of archaeological importance which, although not scheduled, are nevertheless of national importance.
Council’s Response	Noted.
Recommendation	This will be considered in greater detail as part of the draft SPD.

Paragraph	Paragraph 6.9
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We are concerned over the development of Wynyard Park given that permission was only initially given on the basis of Samsung moving to the area. We feel that the development of very large houses on comparatively small plots is only turning it into a more expensive version of Ingleby Barwick, not the exceptional homes for international executives.
Council's Response	Reference to Wynyard Park is made with regard to the Historic Parks and Gardens Register and not to the housing and employment land allocations.
Recommendation	No changes necessary, this is outside of the remit of the SPD.

Paragraph	Paragraph 6.10
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We feel more should be made of the Roman Villas at Ingleby Barwick also see 6.4
Council's Response	Noted.
Recommendation	This will be considered in greater detail as part of the draft SPD.

Paragraph	Chapter 7
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	It is not clear what is meant by the following '...it will continue to be important to balance negative and positive consequences.' This should be replaced with the following '...it will continue to be important to ensure new development does not have a detrimental effect on flood risk.'
Council's Response	Noted.
Recommendation	This will be included in Table 1.

Paragraph	Paragraph 7.1
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	I draw your attention to the English Heritage position statement on the contribution of the historic environment to the regeneration agenda. Chapter 7 appears to have an emphasis on conservation area designations. Sustainability issues also apply to other types of heritage asset. Please be advised of the English Heritage campaign entitled <i>Save our Streets</i> and the guidance recently issued in association entitled <i>Streets for All</i> which seeks to encourage the removal of unwanted street furniture and clutter.
Council's Response	Noted.
Recommendation	Applicable issues will be explored within the draft SPD.

Paragraph	Paragraph 7.3
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We are delighted with the paragraph headed "Maintenance, protection and conservation of the historic, built fabric." We particularly note that the comments "apply to all the Borough's historic built fabric, and not just to Conservation Areas." Please

	make clear that demolition has a direct effect on the Historic Fabric, or are you already doing this with the phrase “malicious damage” in line three? We also note with approval the final sentence.
Council’s Response	Noted.
Recommendation	This will be expanded further in the draft SPD.

Paragraph	Paragraph 8.5
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	English Heritage notes and welcomes SA Objectives 9 and 10.
Council’s Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 8.5
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	We note and applaud SA Objectives 9 and 10
Council’s Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Objective 14
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	Amend SA objective 14 to include ‘property’ as well as people.
Council’s Response	Agree.
Recommendation	Amendments made.

Paragraph	Appendix 2
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	Appendix 2 refers to the North East Regional Assembly. The Submission Draft contains a number of key issues of specific reference to the historic environment and these can be found in Policy 34
Council’s Response	Noted.
Recommendation	Reference made to Submission Draft RSS Policy 34 in the draft SPD.

Paragraph	Appendix 2
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	An issue for the Council is whether the Community Strategy embeds the historic environment issues sufficiently. Evidence to date suggests that it does not. The production of an Historic Environment Folder Supplementary Planning Document is an opportunity to campaign for the heritage-proofing of other documents such as the Community Strategy and the Stockton Renaissance: Regeneration Strategy.
Council’s Response	Noted. The Council is actively trying to engage with the Local Strategic Partnership in the preparation of the draft SPD, this will

Recommendation	include presentations, feedback and consultation. No changes necessary.
Paragraph	Appendix 2
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	There is no mention of the Groundwater Directive or the Environment Agency's 'Tidal Tees Management Strategy.'
Council's Response	Agreed. This has been an oversight and they will be included. The consultation draft of the 'Tidal Tees Management Strategy' was published in March prior to the publication of the Scoping Report and will now be included.
Recommendation	To be included.
Paragraph	Appendix 2
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	Include draft PPS25
Council's Response	Agreed. Draft PPS25 was considered although it was an oversight it wasn't included within Appendix 2.
Recommendation	To be included.
Paragraph	Appendix 2
Organisation/Individual	Rachel Oxley, Countryside Agency
Summary of Representation	We are not able to have detailed involvement in every SEA . A number of publications available which may be of interest.
Council's Response	Noted.
Recommendation	Publications included where appropriate.
Paragraph	Appendix 3
Organisation/Individual	Alan Hunter, English Heritage
Summary of Representation	<p>In conjunction with SA Objectives 9 and 10 it is important to establish the baseline for the stock of heritage assets in the Borough. It is important too that the condition of that stock is carefully monitored. Whilst the former is reasonably well documented the latter is not. The following are potential targets and indicators to accompany these objectives.</p> <ul style="list-style-type: none"> o No of designated Conservation Areas and Registered Historic Parks and Gardens at risk o % of Conservation Areas, Registered Parks and Gardens with appraisal, enhancement scheme, Article 4 Directions o Area and % of area of local importance, e.g. areas of traditional construction, areas of local landscape or townscape importance o Area covered by Historic Landscape Characteristic or Extensive Urban Survey o Key landscape features at risk, boundary walls, vernacular and traditional buildings and features o Number of listed buildings and % at risk o Number of locally important buildings o Number of scheduled monuments and % at risk o Numbers of sites on the Sites and Monuments record (SMR) <p>It is also worth noting that the setting of heritage assets is an important consideration (PPG15 and PPG16 refer).</p>

Council's Response	The Council is currently trying to improve the way in which it monitors its information including the Historic Environment.
Recommendation	Baseline information will be improved when this information becomes available.

Paragraph	Appendix 3
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	1iii) Surely more up to date figures are available than 1998!
Council's Response	The Council will look for more up to date figures. Perhaps this will involve the use of a different source.
Recommendation	Figures updated when available.

Paragraph	Appendix 3
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	1iii) Section 3 of table: figures do not appear to make sense
Council's Response	Noted.
Recommendation	No changes necessary. May require rewording for clarity.

Paragraph	Appendix 3
Organisation/Individual	Norman Douglas, CPRE
Summary of Representation	5iv) Section 3 of table. This is an astonishing figure if true.
Council's Response	Noted. The source for these figures is the 'Tees Valley Joint Strategy Unit.'
Recommendation	No changes necessary.