

ST AGNES CONSERVATION AREA MANAGEMENT PLAN
DRAFT SUSTAINABILITY APPRAISAL/STRATEGIC ENVIRONMENTAL ASSESSMENT (SA/SEA)

Carrick District Council
July 2008

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1.0 INTRODUCTION

1.1 Background

The draft St Agnes Conservation Area Management Plan was produced by Carrick District Council in June 2008, and will be adopted as SPD within the emerging Local Development Framework.

In July 2008 Carrick District Council carried out the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) of the draft St Agnes Conservation Area Management Plan SPD in accordance with current guidance.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

SEA is required by European and by English Law. It involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The aim of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development".

The Directive was transposed into English legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations') which came into force on 21st July 2004. The SEA Regulations apply (with some specific exceptions) to plans and programmes subject to preparation and / or adoption by a national, regional or local authority or those prepared by an authority for adoption through a legislative procedure by Parliament or Government and are required by legislative, regulatory or administrative provisions.

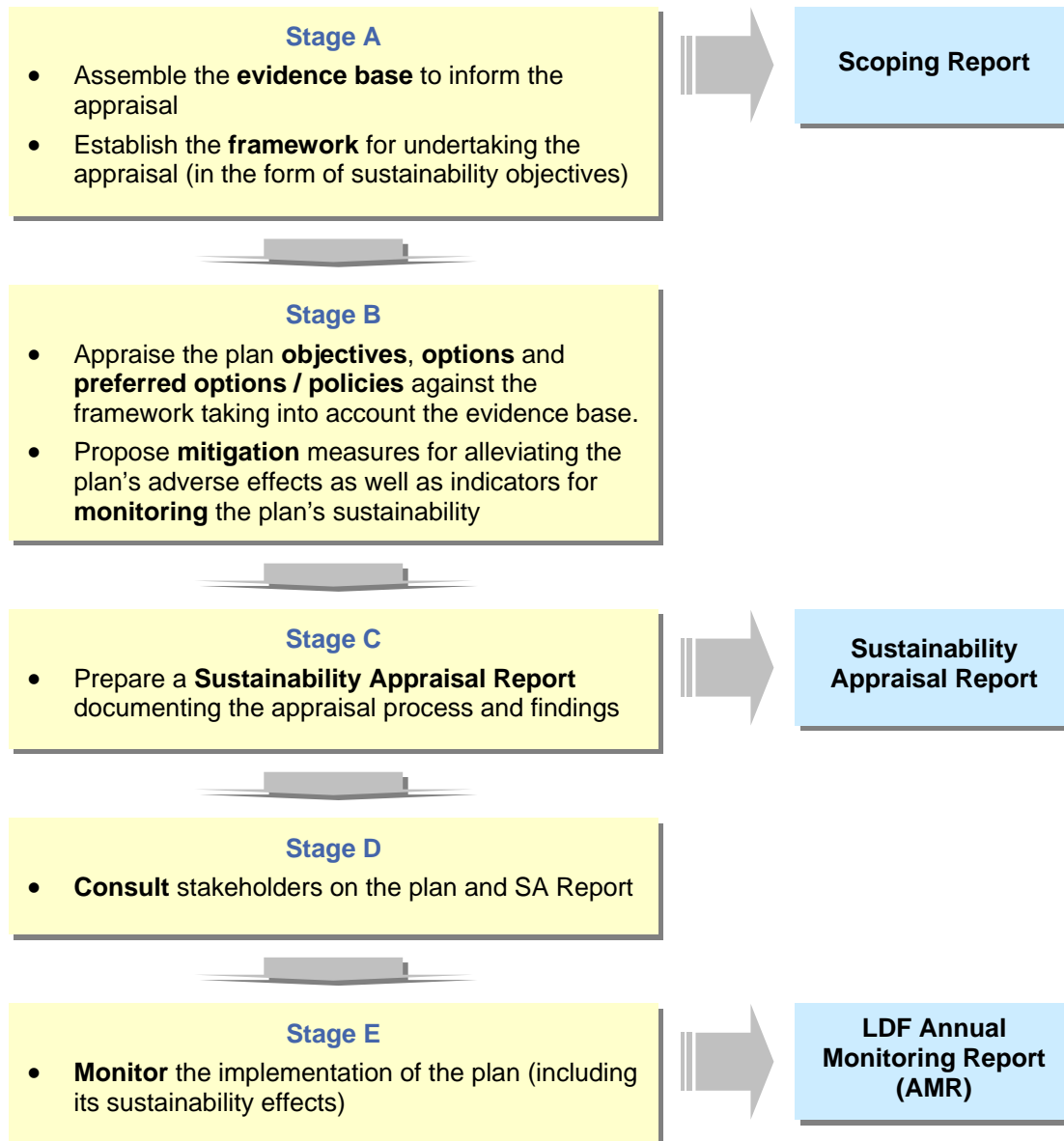
SA extends the concept of SEA to encompass economic and social concerns. The Planning and Compulsory Purchase Act 2004 (PCPA) requires Local Planning Authorities to undertake SA for each of the Local Development Documents (LDDs). SA, is therefore a statutory requirement for Local Development Frameworks (LDFs) along with SEA.

The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social, as well as environmental effects. To this end, in November 2005, the Government published guidance on undertaking SA of LDF's that incorporates the requirements of the SEA Directive ("the Guidance"). The combined SA / SEA process is referred to in this document as Sustainability Appraisal (SA).

The Guidance advocates a five stage approach to the undertaking of an SA (see Figure 1). Stage A involves gathering an evidence base and defining SA Objectives. The findings of this stage are documented in a Scoping Report. The appraisals conducted at Stage B and the outcome recorded in the SA Report during Stage C. Following statutory consultation (Stage D) the SA Report may require updating to reflect changes made in response to representations. Stage E concerns ongoing monitoring of significant effects.

Stakeholders and the public have a vital role to play both in developing planning policy for the District and in contributing to the SA / SEA. According to Planning Policy Statement 1: Delivering Sustainable Development *"effective community involvement is a key element of the Government's planning reforms. This is best achieved where there is early engagement of all the stakeholders in the process of plan making... This helps to identify issues and problems at an early stage and allows dialogue and discussion of the options to take place before proposals are too far advanced."*

Figure 1: Sustainability Appraisal and Local Development Document production process



1.3 Compliance with the SEA Regulations

The SEA Regulations require the assessment of *“the likely significant environmental effects”* on issues such as:

- Air
- Water
- Soil
- Biodiversity (including flora and fauna)
- Population
- Human health
- Climate
- Material assets
- Cultural heritage (including archaeology)
- Landscape
- And the interrelationship between the above factors

The Regulations also call for “an outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes” and “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” to be included in the Environmental Report.

The St Agnes Conservation Area Management Plan SPD contains policies, management proposals and design guidance to ensure that the special interest of the conservation area is preserved and enhanced.

The effects of the SPD against the SEA Regulation issues listed above were considered throughout the appraisal. The appraisal revealed that there were significant beneficial effects of the SPD upon cultural heritage, and potential adverse effects on housing. The SA focuses on these issues in particular.

Compliance with the SEA Regulations is demonstrated in Appendix 1.

1.4 This Report

This document is intended as a discussion paper that informs the development of the St Agnes Conservation Area Management Plan. It adheres to the Guidance and therefore will fulfil the requirements of Stages B and C of the SA process when finalised. Stage B forms the full assessment of the plan and is based on the information included in the SA Scoping Report Addendum. The Guidance splits Stage B into 6 tasks as listed below.

- B1 Testing the SPD objectives against the SA framework
- B2 Developing the SPD options
- B3 Predicting the effects of the draft SPD
- B4 Evaluating the effects of the draft SPD
- B5 Considering ways of mitigating adverse effects and maximising beneficial effects
- B6 Proposing measures to monitor the significant effects of implementing the SPD

Stage C involves the preparation of the SA report which is satisfied by this document.

2.0 THE ST AGNES CONSERVATION AREA MANAGEMENT PLAN SPD

2.1 Management Plan Objectives and Contents

The St Agnes Conservation Area was first designated in 1987 in recognition of the special architectural and historic interest of the village's historic core.

An appraisal of the St Agnes Conservation Area was carried out by Carrick District Council in 2007 in accordance with guidance from English Heritage, and building on the Cornwall Industrial Settlements Initiative report 2002. The Management Plan SPD is the natural progression of the District Council's ongoing consideration of the protection and enhancement of the Conservation Area.

The SPD is required to ensure the ongoing protection of the existing buildings and townscape of the Conservation Area and to guide future development in a manner that preserves and enhances its special character and appearance. It will form part of the Local Authority's emerging Local Development Framework.

The objectives of the St Agnes Conservation Area Management Plan SPD are:

- 1 To act as a **development management tool** – the SPD policies and recommendations will be material considerations in decision making on applications for planning and related consents;
- 2 To act as a **project development tool** – the management plan identified proactive works of enhancement which relates to specific sites and areas which can address some of the negative factors identified in the character appraisal;
- 3 To act as a **best practice guide** – the management plan established a series of management proposals and design principles to enhance the area's character. These proposals should be considered in the design and implementation of all projects regardless of the need for permissions and who is undertaking them (public bodies, corporate bodies or private individuals)

The SPD proposes seven draft planning policies and controls effective across the Conservation Area before outlining proposals for its enhancement. It closes with recommendations for any extension of the current heritage protection measures, recommended enforcement measures, and with a programme of implementation for the Management Plan.

2.2 Draft Policies

The draft policies relate to and expand upon the retained Local Plan policies. In each case the draft policy is accompanied by an explanation to show how that policy relates to the special qualities which characterise the St Agnes Conservation Area.

The seven draft planning policies are:

Draft Policy 1

Developments adjacent to the Conservation Area should in their scale, height and massing, respect the wider setting and key views into and across the St Agnes Conservation Area

Draft Policy 2

Alterations to the streets, roads, lanes and paths in the St Agnes Conservation Area including changes to the carriageway, pavements, front boundary walls and parking layouts, should have regards to the character of the Conservation Area and its long term conservation.

Draft Policy 3

Development proposals entailing the loss of existing trees and green open spaces that make a significant positive contribution to the character and appearance of the St Agnes Conservation Area will not normally be permitted.

Draft Policy 4

Where they make a positive contribution to the character of the St Agnes Conservation Area there should be a presumption in favour of retaining existing boundary treatments such as hedges, walls and railings.

Draft Policy 5

The Council will support measures to improve understanding and appreciation of St Agnes and its Conservation Area.

Draft Policy 6

Proposals for energy-saving measures and for sustainable forms of energy supply will be supported where they do not adversely affect the character and appearance of the St Agnes Conservation Area.

Draft Policy 7

The Council will take steps to ensure that the policies and recommendations in this Management Plan SPD are carried out, and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.

3.0 APPRAISAL METHODOLOGY

3.1 Approach adopted to the SA

The general approach to the assessment of the effects has been to treat the existing policy guidance and standards in place in St Agnes as the starting point. Where the SPD alters or expands upon existing policy or guidance, this represents a potential impact on the SA Objectives and has been examined to determine which, if any, significant effects may arise as a result.

Retained policies 4D, 4F, 4Q, 4R in the Local Plan apply to the St Agnes Conservation Area.

Significance was determined on the basis of the scale or magnitude of the likely effect, a professional judgement made with reference to the existing baseline.

3.2 When was the SA carried out?

The SA was carried out by Carrick District Council in July 2008.

3.3 Who was consulted?

The SPD and SA Report are being made available for public consultation on the Carrick District Council website,

3.4 Scoping Report

The Guidance divides the appraisal into five stages, Stages A – E. Stage A sets out the scope of the subsequent appraisal. Carrick District Council produced a Scoping Report for the SPD in December 2007 as an addendum to the Sustainability Appraisal (SA) Scoping Report for the Carrick Local Development Framework. Consultation was carried out on the SPD Scoping Report Addendum in December 2007 and was later revised to incorporate comments made by statutory consultees.

3.5 Limitations of the Baseline Information

No set of baseline data can ever fully reflect the social, economic and environmental conditions in the District. In this instance the data presented in the Scoping Report addendum tries to illustrate conditions in respect of those issues over which the SPD may have some influence. The data is not intended to give comprehensive coverage of all social, economic and environmental issues.

4.0 ASSESSMENT OF THE SPD

4.1 B1 – Testing the SPD Objectives Against the SA Objectives

It is essential that any new plan developed is compatible with the principles and objectives of sustainability. It is, therefore, necessary to check the compatibility of the SPD's stated objectives with those of the Sustainability Appraisal Framework.

The SPD states that the main priority of the Council for the St Agnes Conservation Area is to ensure that its character and appearance is preserved and enhanced. Whilst the Council's aspirations are described in detail throughout the SPD, specific objectives are identified as draft policies for the future management of the Conservation Area. The assessment of these SPD policies is considered sufficient to ensure that the objectives of the SPD are appraised against the SA objectives.

The SA Objectives used in the appraisal are based on the set of objectives in the SA Scoping Report addendum. The SA Framework is given in Table 1.

Table 1: The SA Framework Objectives:

Ref	Objective
SA01	To promote and increase social inclusion
SA02	To promote and create strong and vibrant communities
SA03	To protect and enhance the quality of the natural and built environment
SA04	To achieve and promote sustainable land use and sustainable built development
SA05	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick
SA06	To reduce Carrick's contribution to climate change
SA07	To minimise consumption of natural resources
SA08	To develop a vibrant and sustainable economy in Carrick
SA09	To improve the social and environmental performance of the economy in Carrick

4.2 B2 – Developing the SPD Options

The SEA Directive requires that 'reasonable alternatives' to a plan or programme are identified, described and evaluated' and that the reasons for selecting the alternatives are dealt with in the SA Report.

The St Agnes CAMP SPD sets out proposals for the management of the St Agnes Conservation Area and puts forward a set of policies and actions to ensure that the character and appearance of the conservation area is preserved or enhanced in the future.

The option available for the plan is a 'do nothing' approach i.e. not producing the Supplementary Planning Document and relying on existing Local Plan policies and other existing legislation.

The SA has given consideration to the likely impacts of the 'do-nothing' scenario, to ensure that implementing the SPD would represent an improvement on the situation that would exist in the absence of the SPD:

- ***Option 1: Draft St Agnes Conservation Area Management Plan SPD:*** appraises the likely impacts of implementing the 7 policies set out in the draft SPD against each of the sustainability objectives defined in the Council's SA Framework.
- ***Option 2: Do-nothing Scenario:*** appraises the impacts that would arise from not implementing the draft SPD and relying on retained Local Plan policies and other existing legislation.

The results of this options appraisal are presented in Appendix 3.

Preferred Option

Producing and implementing the Management Plan SPD should have a number of significant beneficial effects over the do nothing scenario. No significant detrimental effects have been identified over the 'do nothing' approach.

Producing and implementing the St Agnes Conservation Area Management SPD is therefore the preferred option.

5.0 APPRAISAL FINDINGS

5.1 B3 & B4 – Predicting and evaluating the effects of the SPD

The SPD contains seven draft policies which have been appraised against the SA Objectives. The appraisal matrices can be found in Appendices 2 and 3.

The following symbols have been used in the appraisal to indicate the nature and scale of the predicted effects:

Symbol	Meaning
✓	Beneficial significant effects likely
(✓)	Beneficial effects possible, unlikely to be significant
-	Neutral/no effect
(X)	Adverse effects possible, unlikely to be significant
X	Adverse significant effects likely
?	Uncertain effects

A summary of the findings of the appraisal is provided below.

5.2 The Draft SPD

The Draft SPD has been produced as a component of the emerging Local Development Framework for Carrick District Council. The SPD interprets the general requirements of local and national policy and applies these to the specific conditions in the St Agnes Conservation Area.

The results of the appraisal show that the draft St Agnes Conservation Area Management Plan SPD is likely to have significant beneficial long term effects on SA Objective 3 of the Council's Sustainability Framework which seeks to "protect and enhance the quality of the natural, historic and developed environment". Possible adverse effects were recorded against SAO2. Possible beneficial effects are recorded against SAO1, SAO2, SAO4, SAO6, SAO8 and SAO9. No effects were recorded against SAO 5, and SAO7.

Carrick District Council Local Plan (1998)

The SPD expands upon the core policies in the Local Plan. The SPD acts principally to elaborate upon the current Local Plan Policies 4D, 4F, 4Q, 4R. It explains how the local authority expects its policies to be interpreted and fulfilled.

As the new unitary authority for Cornwall LDF progresses, the Carrick Local Plan policies that are currently in place will be replaced by those policies contained in the new Development Plan Documents (DPDs). When this occurs the SPD will then be supplementary to the new documents.

Until the Local Plan policies are replaced these policies will continue to be used by the Planning Authority in the development control process in the St Agnes Conservation Area. The policies proposed within the SPD expand upon the retained policies within the Local Plan. These address the following:

- 4D: the setting of listed buildings
- 4F: development within the Conservation Area
- 4Q: shopfront design within the Conservation Area
- 4R: signs and advertisements within the Conservation Area

Given that the Local Plan policies are already adopted there are judged to be no effects of the Local Plan policies in question, and as the policies are currently in use they form a component of the baseline against which the effects of the SPD are judged. Currently planning decisions are made using the general policies in the Local Plan. Following the adoption of the SPD these will be supplemented by bespoke policies specific to the St Agnes Conservation Area.

SAO1: To promote and increase social inclusion.

The key issue for the Management Plan SPD is whether the policies and proposals will help create an environment that is safe for the community

The SPD seeks to improve access to and within the Devoran Conservation Area through physical enhancement schemes, the promotion of intellectual access, and a commitment to high quality design in new development that reinforces local cultural distinctiveness, community identity and local civic pride. Overall the impacts of the SPD on social inclusion are likely to be positive but the significance of effects is uncertain.

SAO 2: To promote and create strong and vibrant communities

The key issue for the Management Plan SPD is whether the policies and proposals maximise access to housing and maintain and enhance a high quality living environment.

The SPD seeks to improve the historic built environment and access to and within the St Agnes Conservation Area through physical enhancement schemes; the promotion of intellectual access, and a commitment to high quality design in new development that reinforces local cultural distinctiveness and civic pride. Overall the impacts of the quality of the living environment are likely to be positive but the significance of effects is uncertain.

In order to preserve the distinctiveness of the St Agnes Conservation Area, large scale housing developments will generally be resisted within the designated area as such development is uncharacteristic of the Conservation Area. Large scale housing development adjacent to the Conservation Area will be resisted where significant views or the landscape setting of the Conservation Area are compromised. There may be possible adverse effects on the provision of affordable housing associated with this.

However, the SPD will apply to the St Agnes Conservation Area only and there are likely to be sites available for housing development in Carrick District as a whole. As such the effect on housing of the SPD is judged to be minor.

SAO3: To protect and enhance the quality of the natural, historic and developed environment, and promote its positive contribution to Carrick’s present and future well being.

The key issue for the Management Plan SPD is considered to be whether it protects and enhances the historic character of St Agnes.

The SPD is likely to have a significant positive effect on cultural heritage. The SPD will put in place policies, design guidance, and actions which are tailored to the unique characteristics of the St Agnes Conservation Area. The use of policies to inform planning decisions, and the requirement for planning briefs on key sites is likely to result in development which conserves and enhances the historic built environment, promotes high quality sustainable design, and local distinctiveness within the Conservation Area. This will address the issue of inappropriate homogenous design, and the erosion of local character in the Conservation Area.

The effects of the SPD are judged to be significant. Although there are policies in place in the Local Plan to protect the character of the St Agnes Conservation Area, the SPD contains supplementary policies and actions which are tailored specifically to, and informed by, the unique characteristics of the Conservation Area. Having the SPD in place in support of existing policies and central government guidance is likely to result in development in – and adjacent to - the Conservation Area that will support its unique character.

The SPD identifies opportunities for increasing the amount of public green open space and planting within key areas in the village centre. Whilst there is likely to be a beneficial effect on biodiversity this is judged to be minor given that areas dedicated to planting are likely to be relatively small scale.

Using native species is likely to be beneficial for the biodiversity of the St Agnes Conservation Area however the SPD does not explicitly promote the use of native species in planting rather than non-native species which can undermine local distinctiveness.

- Recommendation: The SPD should include requirements to enhance the biodiversity in the St Agnes Conservation Area through introducing native species.

SAO4: To achieve and promote sustainable land use and sustainable built development

The key issue for the SPD is whether it will maximise the use of brownfield land and achieve high quality sustainable and sympathetic design within the St Agnes Conservation Area.

The SPD is likely to have positive effects on sustainable development by promoting the retention and reuse of existing buildings in the Conservation Area and identifying opportunities for new development on previously developed land within the village. The SPD promotes the retention of soft landscaping measures such as trees, hedges and mature front gardens which provide sustainable urban drainage. The use of local materials is supported. Overall the impacts of the SPD on sustainable development are likely to be positive but are unlikely to be significant.

SAO5: To achieve and promote a high level of provision and use of sustainable transport modes in Carrick

No effect was recorded against SAO5.

SAO6: To reduce Carrick's contribution to climate change

The key issue for the Management Plan SPD is considered to be whether the proposals promote renewable energy and efficient energy usage.

The policies and guidance in the SPD seek to maximise the re-use of buildings in the Conservation Area and support the use of energy efficiency measures and renewable sources of energy where appropriate. Overall the impacts of the SPD are likely to be positive but the significance of effects is uncertain.

SAO7: To minimise the consumption of natural resources

No effect was recorded against SAO7.

SAO8: To develop a vibrant and sustainable economy in Carrick

The key issue for the SPD is whether the proposals will support key sectors and promote business growth and inward investment.

A high quality built environment which is attractive to residents and visitors alike is at the heart of St Agnes's long term economic success. The SPD seeks to reinforce and enhance the character, quality and local distinctiveness of the St Agnes Conservation Area thereby creating an attractive place to live and work. This in turn will support local commercial activity and sectors such as tourism, and potentially attract inward investment that will broaden and strengthen the local economy and provide a wide range of job opportunities.

Overall there are likely to be positive impacts on the economy although the significance of effects is uncertain.

SAO9: To improve the social and environmental performance of the economy in Carrick

The key issue for the SPD is considered to be whether the proposals enhance the environmental and cultural distinctiveness of Carrick.

The SPD will put in place policies, design guidance, and actions which seek to enhance the unique characteristics of the St Agnes Conservation Area and its wider setting. The use of policies to inform planning decisions, and the requirement for planning briefs on key sites is likely to result in development that conserves and enhances the historic built environment, promotes high quality sustainable design, and local distinctiveness within the Conservation Area.

There are likely to be positive effects from the SPD on environmental and cultural distinctiveness.

5.3 Comparison of social, environmental and economic effects

The appraisal of the SPD policies recorded significant beneficial effects against cultural heritage. Potential effects were recorded against social inclusion, sustainable development, biodiversity and economic prosperity. No further effects were recorded against the additional issues listed in section 1.3.

5.4 Cumulative effects

In combination the effects of the nine draft policies and the associated actions which make up the SPD, are likely to have a significant positive impact on SAO 3 and SAO 4 in terms of reinforcing local distinctiveness and conserving and enhancing the built and cultural heritage.

5.5 B5 – Mitigation

The following mitigation measures have been identified as a result of the appraisal which will enhance the beneficial effects of the SPD and minimise any adverse effects:

- The SPD should include requirements to enhance the biodiversity in the St Agnes Conservation Area through introducing native species of plants.

5.6 Uncertainties and risks

The assessments presented in this chapter are subject to uncertainty. While the benefits described above are likely to occur, the significance of the effects identified, in particular, is based on professional judgement.

6.0 IMPLEMENTATION

6.1 Links to other tiers of plans and programmes

The SPD adds detail to specific policies set out in the Adopted Local Plan.

6.2 B6 – Monitoring

Monitoring allows the actual significant effects of implementation of the SPD to be tested against those predicted in the SA. In accordance with guidance from English Heritage the SPD proposes that the success of the management plan should be monitored and reviewed every five years.

In addition to the full range of sustainability objectives, indicators and targets which form the basis of the Council's SA Framework, it is also recommended that the following indicators could be monitored in the St Agnes Conservation Area:

- No. of listed buildings per km/sq
- No. of buildings included on a local list per km/sq
- No. of scheduled ancient monuments per km/sq
- No. of trees protected through TPO's
- No. of development briefs prepared for sites within the Conservation Area
- % of buildings identified as needing urgent works
- Streetscape in need of repair (km)
- % of new build and retrofit homes meeting The Code for Sustainable Homes code 6
- % of commercial buildings meeting BREEAM very good standard

6.3 Difficulties encountered in compiling or carrying out the assessment

The available baseline information for the Conservation Area was sufficient to inform the assessment of the options and preferred option for the adoption of the SPD. A number of impacts of the SPD are likely to be determined by the nature of proposals for redevelopment of sites within the Conservation Area, and on the extent that the SPD guidance is implemented.

APPENDIX ONE

Quality assurance is an important element of the appraisal exercise. It helps to ensure that the requirements of the SEA Directive are met, and show how effectively the appraisal has integrated sustainability considerations in the plan-making process.

SEA Directive Checklist

Guidance checklist	Section	Date
Objectives and context		
The plan's purpose and objectives are made clear	Chapter 2	July 2008
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets	Scoping Report Addendum	December 2007
SA objectives are clearly set out and linked to indicators and targets where appropriate	Scoping Report Addendum	December 2007
Links with other related plans, programmes and policies are identified and explained	Scoping Report Addendum	December 2007
Conflicts that exist between SA objectives; between SA and plan objectives, and between SA and other plan objectives are identified and described.	Chapter 4	July 2008
Scoping		
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report	Scoping Report Addendum	December 2007
The appraisal focuses on significant issues	Chapter 5	July 2008
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	Chapter 4	July 2008
Reasons are given for eliminating issues from further consideration	Chapter 4	July 2008
Options/Alternatives		
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented	Chapter 4	July 2008
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant	Chapter 4	July 2008
The sustainability effects (both adverse and beneficial) of each	Chapter 4	July 2008

alternative are identified and compared.		
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	Chapter 4	July 2008
Reasons are given for selection or elimination of alternatives	Chapter 4	July 2008
Baseline information		
Relevant aspects of the current state of the environment and their likely evolution without the plan are described	Scoping Report Addendum	December 2007
Characteristics or areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable	Scoping Report Addendum & Chapter 2	December 2007
Difficulties such as deficiencies in formation or methods are explained	Scoping Report Addendum & Chapter 3	December 2007
Prediction and evaluation of likely significant effects		
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape) as relevant.	Chapter 5 & Appendix 3	July 2008
Both positive and negative effects are considered and where practicable, the duration of effects (short, medium or long-term) is addressed.	Chapter 5 & Appendix 3	July 2008
Likely secondary cumulative and synergistic effects are identified where practicable.	Chapter 5 & Appendix 3	July 2008
Inter-relationships between effects are considered where practicable	Chapter 5 & Appendix 3	July 2008
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations and thresholds	Chapter 5 & Appendix 3	July 2008
Methods used to evaluate the effects are described	Chapter 3	July 2008
Mitigation measures		
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated	Chapter 5	July 2008
Issues to be taken into account in development consents are identified	Chapter 5	July 2008
The Sustainability Appraisal Report		
Is clear and concise in its layout and presentation	This report	July 2008

Uses simple clear language and avoids or explains technical terms	This report	July 2008
Uses maps and other illustrations where appropriate	Scoping Report Addendum and this report	December 2007 & July 2008
Explains the methodology used	Chapter 3	July 2008
Identifies sources of information, including expert judgement and matters of opinion	Chapter 3 & 4	July 2008
Contains a non-technical summary	Chapter 1	July 2008
Consultation		
The SA consulted on as an integral part of the plan-making process	Scoping Report Addendum and this report	December 2007
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report	Scoping Report Addendum and this report	December 2007
Decision-making and information on the decision		
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan	Forthcoming	
An explanation is given of how they have been taken into account	Forthcoming	
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered	Forthcoming	
Monitoring measures		
Measures are proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	Chapter 6	July 2008
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA	Forthcoming	
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect)	Forthcoming	
Proposals are made for action in response to significant adverse effects	Forthcoming	

APPENDIX TWO

Appraisal of the St Agnes Conservation Area Management Plan SPD

The following symbols have been used in the appraisal to indicate the nature and scale of the predicted effects:

Symbol	Meaning
✓	Beneficial significant effects likely
(✓)	Beneficial effects possible, unlikely to be significant
-	Neutral/no effect
(X)	Adverse effects possible, unlikely to be significant
X	Adverse significant effects likely
?	Uncertain effects

Policy 1		Duration of Effect		
		Short Term	Medium Term	Long Term
Developments adjacent to the Conservation Area should in their scale, height and massing, respect the wider setting and key views into and across the St Agnes Conservation Area				
SAO1	To promote and increase social inclusion	-	-	-
SAO2	To promote and create strong and vibrant communities	-	?	?
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	(✓)	(✓)
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	-	-
SAO7	To minimise consumption of natural resources	-	(✓)	(✓)
SAO8	To develop a vibrant and sustainable economy in Carrick	-	(✓)	(✓)
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)

Comment

This policy and the design guidance woven throughout the SPD which are tailored to protect the character and appearance of the Conservation Area are likely to be more effective than relying on the general Local Plan policies alone to make planning decisions. The draft SPD will increase the desirability of St Agnes as an attractive place to live by reinforcing and enhancing the area's historic character, quality and local distinctiveness

Planning decisions informed by this policy and guidance are likely to be more effective at protecting the character and appearance of the Conservation Area. As such the policy is likely to result in a beneficial effect on SAO3.

There may be possible adverse effects on SAO2 associated with restricting housing development to meet local needs where this might have an adverse impact on the character of the conservation area.

Policy 2 Alterations to the streets, roads, lanes and paths in the St Agnes Conservation Area including changes to the carriageway, pavements, front boundary walls and parking layouts, should have regards to the character of the Conservation Area and its long term conservation.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	(✓)	(✓)
SAO2	To promote and create strong and vibrant communities	-	(✓)	(✓)
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	-	-
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	(✓)	(✓)
SAO6	To reduce Carrick's contribution to climate change	-	-	-
SAO7	To minimise consumption of natural resources	-	-	-
SAO8	To develop a vibrant and sustainable economy in Carrick	-	?	?
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)
<p>Comment</p> <p>This policy seeks to enable sustainable physical access to the Conservation Area through high quality highways alterations and traffic management schemes that respect the local historic environment, and the promotion of pedestrian movement across the village.</p> <p>There is likely to be a significant positive effect on the quality of the streetscape in the Conservation Area and SAO3. Whilst recognising that it would not be expedient to remove all traffic from the village centre this policy and the guidance within the SPD seek to rationalise and improve traffic management schemes; use local materials wherever possible; create a pedestrian friendly environment, and support alternative means of transport.</p>				

Policy 3 Development proposals entailing the loss of existing trees and green open spaces that make a significant positive contribution to the character and appearance of the St Agnes Conservation Area will not normally be permitted.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	(✓)	(✓)
SAO2	To promote and create strong and vibrant communities	-	(✓)	(✓)
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	-	-
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	-	-
SAO7	To minimise consumption of natural resources	-	-	-
SAO8	To develop a vibrant and sustainable economy in Carrick	-	-	-
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)
Comment This policy and the design guidance woven throughout the SPD are tailored to enhance the character and appearance of the Conservation Area and are likely to be more effective than relying on the general Local Plan policies alone.				

Policy 4 Where they make a positive contribution to the character of the St Agnes Conservation Area there should be a presumption in favour of retaining existing boundary treatments such as hedges, walls and railings.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	-	-
SAO2	To promote and create strong and vibrant communities	-	?	?
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	-	-
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	?	?
SAO7	To minimise consumption of natural resources	-	-	-
SAO8	To develop a vibrant and sustainable economy in Carrick	-	-	-
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)
Comment This policy seeks to protect biodiversity, and the quality of historic streets and the urban grain in the Conservation Area by restricting the loss of boundaries and hedges that are distinctive to the character of the Conservation Area. There may be some small benefits for improving health by reducing local air pollution through the retention of hedges.				

Policy 5 The Council will support measures to improve understanding and appreciation of St Agnes and its Conservation Area.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	(✓)	(✓)
SAO2	To promote and create strong and vibrant communities	-	(✓)	(✓)
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	-	-
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	-	-
SAO7	To minimise consumption of natural resources	-	-	-
SAO8	To develop a vibrant and sustainable economy in Carrick	-	?	?
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)
Comment This policy supports intellectual access to, and understanding of the St Agnes Conservation Area, thereby promoting a greater sense of local ownership and community identity by encouraging residents to feel pride in their neighbourhood. By emphasising the importance of local distinctiveness and the individual characteristics of the various parts of the Conservation Area it is anticipated that residents and professionals alike will be in a position to make informed decisions about the preservation and enhancement of buildings and sites within the conservation area.				

Policy 6 Proposals for energy-saving measures and for sustainable forms of energy supply will be supported where they do not adversely affect the character and appearance of the St Agnes Conservation Area.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	-	-
SAO2	To promote and create strong and vibrant communities	-	?	?
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	(✓)	(✓)
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	(✓)	(✓)
SAO7	To minimise consumption of natural resources	-	?	?
SAO8	To develop a vibrant and sustainable economy in Carrick	-	-	-
SAO9	To improve the social and environmental performance of the economy in Carrick	-	(✓)	(✓)
Comment This policy promotes the use of energy-saving measures where appropriate. This potentially minimises the consumption of natural resources and improves the environmental performance of the economy, reducing Carrick's contribution to climate change.				

Policy 7 The Local Planning Authority will take steps to ensure that the policies and recommendations in this Management Plan are carried out, and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.		Duration of Effect		
		Short Term	Medium Term	Long Term
SAO1	To promote and increase social inclusion	-	-	-
SAO2	To promote and create strong and vibrant communities	-	(✓)	(✓)
SAO3	To protect and enhance the quality of the natural and built environment	-	✓	✓
SAO4	To achieve and promote sustainable land use and sustainable built development	-	-	-
SAO5	To achieve and promote a high level of provision and use of sustainable transport modes in Carrick	-	-	-
SAO6	To reduce Carrick's contribution to climate change	-	(✓)	(✓)
SAO7	To minimise consumption of natural resources	-	-	-
SAO8	To develop a vibrant and sustainable economy in Carrick	-	-	-
SAO9	To improve the social and environmental performance of the economy in Carrick	-	-	-
Comment The implementation of the SPD will preserve and enhance the character and appearance of the St Agnes Conservation Area in a manner over and above that achieved by the existing Local Plan policies, and it is expected that there will be beneficial effects on SAO3.				

APPENDIX THREE: OPTIONS APPRAISAL

The following symbols are used in the appraisal of the options

Symbol	Likely effect against the SA Objective
✓	Beneficial significant effects likely
(✓)	Beneficial effects possible, unlikely to be significant
-	Neutral / no effect
(X)	Adverse effects possible, unlikely to be significant
X	Adverse significant effects likely
?	Uncertain effect or insufficient information on which to determine

SA Objective	Option 1: SPD	Option 2: 'Do nothing' scenario	Comments
SAO1 To promote and increase social inclusion	(✓)	-	The draft SPD policies and actions will increase the desirability of St Agnes as an attractive place to live by reinforcing and enhancing the area's historic character, quality and local distinctiveness. This in turn will have some potential significant and long term impacts on community identity and local pride.
SAO 2 To promote and create strong and vibrant communities	(✓)	-	The draft SPD seeks to maintain and enhance a high quality living environment in the St Agnes Conservation Area.
SAO 3 To protect and enhance the quality of the natural and built environment	✓	-	The SPD contains policies and actions to protect and enhance the Conservation Area as a whole and identifies specific opportunities to enhance the character and appearance of the Conservation Area.
SAO 4 To achieve and promote sustainable land use and sustainable built development	(✓)	-	The draft SPD actively promotes reuse of historic buildings in the Conservation Area.
SAO5 To achieve and promote a high level of provision and use of sustainable	(✓)		The draft SPD may some small benefits for sustainable transport by promoting pedestrian movement in the village centre and seeking to create and maintain

transport modes in Carrick			an attractive pedestrian environment. As a result the SPD could potentially reducing traffic and improve air pollution.
SAO6 To reduce Carrick's contribution to climate change	?	-	The SPD encourages the use of local materials and sourcing which may have minor effects on carbon emissions.
SAO7 To minimise consumption of natural resources	?	-	The draft SPD will not have any significant effects on the consumption of natural resources.
SAO8 To develop a vibrant and sustainable economy in Carrick	(✓)	-	The SPD will have direct benefits for the local economy by reinforcing and enhancing the character, quality and local distinctiveness of the St Agnes Conservation Area, and creating an attractive place to live and work. This will sustain and encourage industries such as tourism, and attract inward investment which in tern will support the local economy and the creation of jobs.
SAO9 To improve the social and environmental performance of the economy in Carrick	(✓)	-	The SPD promotes creation of a high quality historic environment which creates an attractive place to live and work. This will sustain and encourage industries such as tourism, and attract inward investment which in tern will support the local economy and the creation of local jobs.