

**High Peak Borough Council
Station Road Design Framework SPD**

SEA Adoption Statement

1. Introduction

1.1 This statement is prepared in accordance with Article 9 of the Strategic Environmental Assessment Directive (Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment).

1.2 This statement summarises:

- The main issues raised in the Sustainability Appraisal (SA) Report.
- How environmental considerations have been integrated into the plan and the Report.
- How the opinions of consultees on the SA have been taken into account.
- The reasons for choosing the plan as adopted, in the light of other reasonable alternatives.
- Details of monitoring arrangements.

2. Main issues raised in the SA Report

2.1 The likely effects of the SPD were identified as being:

- Long term improvements in reducing crime, the fear of crime and anti-social activity.
- Improvements to the quality of where people live and work.
- Potential increased vulnerability to climate change.
- Opportunity to enhance the setting of listed buildings and contribute to townscape qualities.
- Opportunity to support the local landscape character type through an appropriate landscaping scheme.
- Opportunity to support and improve habitat quality and biodiversity.
- Reduction in the detrimental impacts of traffic including noise, pollution, and severance of pedestrian routes as well as the visual impact of car parking.
- Improvements to the quality of the walking environment.
- Opportunity to set high standards of environmental performance for new buildings.
- Creation of a mix of retail, professional services and restaurants that will help encourage sustainable economic growth.
- Support for the development of Buxton as a thriving Spa Town and regeneration through investment in Buxton's unique heritage.

3. How environmental considerations have been integrated into the plan and the Report

- 3.1 The appraisal identified a number of opportunities to enhance the positive impacts set out above and to mitigate against any negative impacts.
- 3.2 The SA Report concluded that the vision set out for new development within the Buxton Regeneration Area should be enhanced by inclusion of High Peak Borough Council's expectation for high levels of sustainable design and performance of new developments, including the incorporation of a proportion of energy demand being met by on-site generation from renewable sources. This was taken on board in the adoption version of the SPD.
- 3.3 The SA Report also ensured that the SPD highlighted the opportunities to improve the habitat areas of the River Wye and Hogshaw Brook and acknowledge the constraints presented by the risk of these water-courses flooding.
- 3.4 As a result of the appraisal, greater prominence was also given to the need for the overall scheme to support and promote public transport, cycling and walking in the area.

4. How the opinions of consultees on the SA have been taken into account

- 4.1 Three organisations made comments on the SA scoping report. The principal changes made as a result were to improve the assessment criteria and indicators relating to heritage management; the inclusion of a requirement for a site specific flood risk assessment and improvements to the baseline data on biodiversity and sustainable transport.
- 4.2 Four organisations also made comments made on the SA report. No action was required as a result.

5. Reasons for choosing the plan as adopted, in the light of alternatives

- 5.1 The option to prepare a Design Framework performed well in terms of sustainability in comparison with the option to do nothing. By ensuring that any proposals must be in line with an overall established vision for the area, maximum benefit can be gained for the sustainable development of the area.
- 5.2 The option to do nothing was rejected on the grounds that without taking any action, the Council would be responding to a developer-led

agenda for the site and would be unable to impose an overall vision for the creation of a more sustainable community.

- 5.3 The sustainability appraisal has contributed to the selection of the preferred option by demonstrating the maximum positive impacts on local sustainable development offered by the option to prepare an SPD.

6. Monitoring

- 6.1 The significant sustainability effects of implementing the SPD will be monitored to help identify unforeseen adverse effects and to enable any subsequent necessary remedial action to be taken.

- 6.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process which requires an annual monitoring report to be submitted by 31 December 2007.

- 6.3 The key indicators will be:

- Percentage satisfaction with the attractiveness of our town centres.
- Number of planning applications granted contrary to the advice of the Environment Agency on flood defence grounds.
- Areas (ha) of historic buildings, sites and areas, (including locally listed assets) affected both in an adverse and beneficial way.
- Proportion of on-site energy generation arising from renewable resources.