



**Metropolitan  
Borough of Wirral**

**WIRRAL METROPOLITAN BOROUGH COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL**

**SUPPLEMENTARY PLANNING DOCUMENT**

**DESIGNING FOR DEVELOPMENT BY MOBILE PHONE  
OPERATORS**

**SUSTAINABILITY APPRAISAL & ENVIRONMENTAL REPORT**

**AUGUST 2006**

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# 1 INTRODUCTION

## *Non Technical Summary\**

- 1.1 The proposed Supplementary Planning Document (SPD) – Designing for Development by Mobile Phone Operators has been subjected to Sustainability Appraisal and Strategic Environmental Assessment during its preparatory stages.
- 1.2 The purpose of this assessment is to consider the potential social, economic and environmental effects of introducing the proposed Supplementary Planning Document. Following a screening exercise carried out under the terms of The Environmental Assessment of Plans and Programmes Regulations 2004 it was determined that there may be a significant impact on the landscape within the Borough.
- 1.3 A range of 25 objectives under the headings of Social Inclusion; Economic Growth; Environmental Protection; Natural Resources; and Quality of Life were tested in the assessment with a focus on the potential effects on the Borough's landscape.
- 1.4 It was concluded that the introduction of additional guidance, of the type indicated in the proposed Supplementary Document, would make a more certain contribution to sustainable development and significantly positive effect in protecting the Borough's landscape through the implementation of Policy TEL1 and Policy TE1 of the Unitary Development Plan for Wirral.

## *Sustainability Appraisal*

- 1.5 This Sustainability Appraisal Report has been prepared alongside the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators, in compliance with Section 19 of the Planning and Compulsory Purchase Act 2004. It also incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.6 Sustainability appraisal is a process designed to analyse and review how a policy document is likely to affect social, economic and environmental objectives.
- 1.7 The purpose of this appraisal is to:
  - identify the potential social, economic and environmental effects of the proposed Supplementary Planning Document;
  - check whether the proposed Supplementary Planning Document will meet the objectives of sustainable development; and

- to identify areas for improvement and to ensure, if appropriate, that measures are taken to revise the Supplementary Planning Document, to better promote sustainable development.

### *Need for Strategic Environmental Assessment\**

- 1.8 Following a screening process, under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004<sup>1</sup>, the Council has determined that the Supplementary Planning Document - Designing for Development by Mobile Phone Operators, is likely to have significant environmental effects on the Borough's landscape and, accordingly it requires a strategic environmental assessment. The determination and screening statement is contained in appendix 1 to this Report.
- 1.9 Section 2 of this Report details the methodology used in the appraisal. Section 3 sets out the policy background, Section 4 identifies the sustainability objectives and the baseline information used in the assessment. Section 5 outlines the options that were appraised and Sections 6 and 7 summarise the key findings and conclusions of the Report. Section 8 sets out the arrangements for community involvement.

## **2 METHODOLOGY\***

### **Scope of Appraisal**

- 2.1 The Sustainability Appraisal Report has been prepared in accordance with the Council's draft Sustainability Appraisal Framework, which was published for public consultation during August 2005.
- 2.2 The draft Sustainability Appraisal Framework sets out 25 local objectives for sustainable development (see appendix 2). These are linked to decision making criteria and indicators, and a brief review of the available baseline information.
- 2.3 The local objectives for sustainable development take account of the UK Strategy for Sustainable Development and other relevant strategies and are designed to reflect a broad range of local issues grouped under the following headings:
- Social Inclusion;
  - Economic Growth;
  - Environmental Protection;
  - Natural Resources; and

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<sup>1</sup> SI 2004/1633 hereinafter referred to as "the 2004 Regulations"

- Quality of Life.
- 2.4 The draft Sustainability Appraisal Framework is intended to provide a common basis for testing the performance of the Development Plan Documents and Supplementary Planning Documents that will form part of the Local Development Framework for Wirral.

### **Scoring System**

- 2.5 A matrix has been used to assess the ability of the proposed Supplementary Planning Document to meet the local objectives for sustainable development.
- 2.6 Six values have been used in the scoring system for the sustainability appraisal. The contribution that the proposed Supplementary Planning Document will make towards the achievement of each local objective for sustainable development has been awarded a score between “++” to “xx”, “++” having a strongly positive impact and “xx” having a strongly negative impact.
- 2.7 The scoring system allows for instances where there will be no relationship or impact on a particular objective – marked “0”. It also allows for the identification of instances where the impact will be uncertain – marked “?”. Details of the system of scoring are shown in Table 1, below.

**Table 1 – Scoring System**

<b>Key</b>	<b>Value</b>
++	Strongly positive impact
+	Positive impact
0	No impact or relationship
x	Negative impact
xx	Strongly negative impact
?	Uncertain or unknown impact

- 2.8 The results of the appraisal, including a short summary of the reason for each of the scores, is set out in Appendix 1.
- 2.9 To meet the requirements set out in Schedule 2 of the 2004 Regulations \*, the report also includes:
- an outline of the contents and main objectives of the Supplementary Planning Document and of its relationship with other relevant plans and programmes;
  - the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation the Supplementary Planning Document;
  - the environmental characteristics of the areas likely to be significantly affected;
  - any existing environmental problems which are relevant to the Supplementary Planning Document including, in particular, those relating to any areas of a particular environmental importance;
  - the environmental protection objectives, established at international, Community or Member State level, which are relevant to the Supplementary Planning Document and the way those objectives and any environmental considerations have been taken into account during its preparation;
  - the likely significant effects on the environment, on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between these issues;
  - the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Supplementary Planning Document;
  - an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;
  - a description of the measures envisaged concerning the monitoring of the significant environmental effects of the implementation of the Supplementary Planning Document with the purpose of identifying unforeseen adverse effects; and
  - a non-technical summary.

2.10 In accordance with the 2004 Regulations the Council has consulted the Consultation Bodies – The Countryside Agency, English Heritage, English Nature and the Environment Agency in writing - on the screening statement

\* Includes Components for the Environmental Report for the purpose of 2004 SEA Regulations 8  
Wirral Borough Council



on 5 August 2005, and on the scope and level of detail of the information that must be included in the environmental report on 14 December 2005. .

### **3 POLICY BACKGROUND\***

3.1 Sustainability Appraisal is a tool used to assess the impact of plan policies from an environmental, economic and social perspective. It is intended to provide a systematic process through which the performance of a plan can be tested against the objectives of sustainable development, while the plan is being prepared. The Sustainability Appraisal process must also be capable of meeting the requirements of Strategic Environmental Assessment.

3.2 The Supplementary Planning Document will provide information on:

- the legislation for telecommunications development;
- the planning policy context;
- the siting and appearance of telecommunications development;
- health considerations; and
- details to be submitted with applications.

3.3 The objectives of the Supplementary Planning Document will be:

- to provide advice on the siting, appearance and design of mobile telecommunications apparatus;
- to advise on how health concerns will be addressed; and
- to encourage informed pre-application discussions and the submission of good quality applications.

### **4 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT\***

4.1 *Links to other policies, plans and programmes.*

4.2 The proposed Supplementary Planning Document must be drawn up in line with:

*National planning policies:*

- PPS1 - Delivering Sustainable Development (January 2005)
- PPG8 - Telecommunications (August 2001)

*The Regional Spatial Strategy (RPG13, March 2003):*

- Policy DP3 - Quality in New Development

*The Unitary Development Plan for Wirral adopted in February 2000:*

- Policy TEL1 – Principles for Telecommunications
- Policy TE1 – Criteria for Telecommunications Apparatus

4.3 National policy in PPG8 is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. PPS1 makes it clear that high quality and inclusive design should be the aim of all those involved in the development process.

4.4 RSS Policy DP3 indicates that good design quality and respect for the setting must be demonstrated in any new development.

4.5 Proposals for telecommunications development will be given favourable consideration under UDP Policy TEL1 and UDP Policy TE1 where design is good quality and impact on the local environment and amenity is minimal. Applicants are required to demonstrate that an existing building or mast cannot be shared, before seeking permission for a new mast.

#### 4.6 *Sustainability Objectives*

4.7 The following local objectives have been identified in the Draft Sustainability Framework:

##### **Social Inclusion**

- To promote a balanced population structure
- To reduce the incidence of multiple deprivation
- To promote the accessibility of jobs and services to all sectors of society
- To meet identified local housing needs & promote housing market renewal
- To promote inclusive, healthy communities

##### **Economic Growth**

- To promote improved economic performance
- To provide for employment growth and business creation
- To reduce worklessness and income deprivation

- To promote the vitality and viability of town centres
- To maximise provision for high quality tourism

### **Environmental Protection**

- To maintain and improve biodiversity and natural habitats
- To minimise pollution to land, water or air
- To conserve local heritage
- To provide for the separation of incompatible land uses
- To reduce traffic intrusion in residential areas

### **Natural Resources**

- To maximise the use of previously developed urban land
- To minimise reliance on non-renewable energy sources
- To promote sustainable drainage and water conservation
- To minimise waste generation and maximise recycling
- To minimise the impact of flooding and other natural hazards

### **Quality of Life**

- To maintain and promote a locally distinctive sense of place
- To protect and improve the general attractiveness of the area
- To maximise opportunities for culture, sport and leisure
- To promote sustainable travel choices
- To minimise opportunities for crime and anti-social behaviour

4.8 To aid consideration, a series of decision criteria have been devised to indicate the types of question that should be asked when carrying out the sustainability appraisal. The decision criteria for each objective are set out in the Appendices to this report.

4.9 Baseline Information.

4.10 The Council has reviewed the available baseline data, related to social inclusion, the economy and the environment, in order to provide a picture of Wirral prior to the Local Development Framework being prepared.

4.11 The brief summaries below outline the general characteristics of the area and identify the main trends and influences over recent years.

### **Social Inclusion**

Wirral's population has declined from over 355,000 during the 1970s to 313,800 in mid-2003. The population structure is skewed towards older age groups. The pace of decline appears to have slowed over recent years and the population is now expected to grow by 2.8% by 2028. The working age population is still, however, expected to fall, with implications for future wealth creation. The promotion of cohesive and sustainable communities is a key theme of the Wirral Community Strategy.

In terms of migration, the most significant recent flows are out of Wirral to Denbighshire, Flintshire and Chester and into Wirral from Liverpool and the rest of Greater Merseyside<sup>2</sup>. The largest flows are between Wirral and Liverpool. There is a consistent loss of people between 16-24 years of age seeking employment and higher education. Population stabilisation, with population growth in Liverpool, is a recognised sub-regional priority.

In terms of social conditions, the Borough falls within the worst 50 of the 354 English local authorities<sup>3</sup> and has a high number of localities that fall within the worst 25% of English "Super Output Areas"<sup>4</sup>. These localities, mainly concentrated in the older urban areas in the east of the Borough, score very poorly across the full range of indicators for income; employment; health and disability; education, skills and training; living environment; and crime and disorder. Tackling local inequalities to provide access and equity is a key objective of the Wirral Community Strategy.

Symptoms of low demand, including high levels of vacancy and unfit housing have led to the designation of the Newheartlands Housing Market Renewal Pathfinder Area, in April 2002, in parts of Birkenhead, Bidston, Seacombe, Tranmere and Liscard. Tackling the problems of poor and empty housing is a corporate priority and the provision of high quality homes and high quality housing services is a key theme of the Wirral Community Strategy.

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<sup>2</sup> NHS Central Register

<sup>3</sup> English Indices of Deprivation 2004

<sup>4</sup> a geographical area of approximately 1500 people

## Economic Growth

Wirral has two strategic regional sites, at Twelve Quays and at the Wirral International Business Park. Major local facilities include the Birkenhead docks system, part of the Port of Liverpool, including the Twelve Quays roll-on-roll-off ferry terminal; and the entrance to the Manchester Ship Canal. Wirral is also the home to international companies such as Lever Faberge and Federal Mogul Ignition.

Key sectors in the local economy include retail and distribution, public administration and business services. In manufacturing, the Borough is strongest in chemicals and food and drink, which are regional target sectors. The number of tourism-related jobs is also significant. The promotion of tourism is a corporate priority.

The Borough's economic performance, nevertheless, continues to be a major concern. Although having grown strongly since 1995, the Borough's economic output per head of population is still below the UK average<sup>5</sup>. Wirral also has fewer VAT registered businesses than many areas and a lower rate of business formation<sup>6</sup>. Providing for a thriving local economy is a key theme in the Wirral Community Strategy.

Although the total number of jobs in Wirral has grown from 98,500 in 1971 to 101,300 today, this is still not adequate to fully employ the working age population. Average earnings for jobs located in Wirral are also lower than the average weekly earnings of Wirral residents as a whole. These two factors continue to lead to a high number of journeys to work to Liverpool, Chester and beyond.

While Wirral is home to a higher than average proportion of managers and professional people, national indices continue to witness to a high concentration of income and employment deprivation. Although registered unemployment, at 3.2%, is now well below the 19% peak of September 1985, economic activity rates are still lower than regional and national benchmarks. Tackling worklessness is a key objective of the Wirral Community Strategy.

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<sup>5</sup> measured as Gross Value Added per head

<sup>6</sup> both measured by VAT registrations per 10,000 population

## **Environmental Protection**

Wirral is an area of generally high environmental quality. The protection and improvement of the environment is a corporate priority and is a key objective of the Wirral Community Strategy.

Wirral has an extensive network of locally identified non-statutory Sites of Biological Importance, together with twelve Sites of Special Scientific Interest, two designated European nature conservation sites and one potential European nature conservation site. These designations cover most of the key habitats identified as priorities within the Wirral Biodiversity Action Plan. The Borough's coastline is of special importance for nature conservation.

There are, however, relatively few designated sites within the urban areas of east Wirral and not all aspects of Wirral's biodiversity resource are currently captured by site designations. There are also twelve locally identified non-statutory sites designated for their importance to earth science.

Wirral has a significant built heritage, with over 1,600 listed buildings, twenty-two conservation areas, nine scheduled ancient monuments and four sites on the English Heritage Register of Historic Parks and Gardens.

No air quality management areas are currently designated in Wirral, although the continuing high level of out-commuting has major implications for travel generation and long term air quality. Car ownership is still at low levels in some parts of the Borough and increased economic prosperity may see these levels rise, with further implications for congestion and air quality.

Water quality within the Dee and Mersey Estuaries and inland watercourses continues to improve, largely due to the ongoing programme of capital works undertaken by United Utilities. Wirral's beaches are also consistently among the cleanest in the North West.

Levels of waste recycling remain low at around 10%, some way short of national targets, although the commissioning of a new Materials Recycling Facility at Bidston will result in a significant improvement. The existing landfill site at Bromborough Dock is expected to reach capacity shortly and no other natural containment sites are currently available.

## **Natural Resources**

Wirral has no significant mineral reserves apart from small amounts of winnable brick clay. Reserves of aggregates are very limited and generally constrained by nature conservation or other considerations.

Much of Wirral is founded on sandstone which is a major aquifer and groundwater provides around 13% of Wirral's water resources. Extensive low-lying areas, especially in the north of the Borough, are protected by defences from both tidal and fluvial (river) flooding. While much of the coastline is protected from erosion and/or flooding by "hard" defences, a short stretch of clay cliffs at the Thurstaston and New Ferry shorelines continue to be subject to natural erosion processes.

Land quality is generally good and there are significant areas of high-grade agricultural land, particularly in the south and west of the Borough. While major progress has been made on urban land reclamation, particularly in Bromborough, a number of significant sites in the east of the Borough can only be brought forward for development once contamination or other ground condition problems have been addressed.

The Government has identified Liverpool Bay for a significant expansion in offshore wind farm development. The construction of thirty turbines is due to start off the coastline at New Brighton and the shore connection to the national grid will take place on the north Wirral coast. There is, however, little provision of onshore renewable energy schemes.

### **Quality of Life**

Wirral generally offers a very high quality of life: 45% of the Borough is open countryside, with much of high landscape quality, and the coast is a special feature of Wirral. There are also a significant number of leisure and cultural facilities in both urban and rural areas. The need to maintain local character and distinctiveness and promote high quality design is a major local concern, especially in the lower density residential areas built during the Victorian and Edwardian eras.

Issues related to the prevention of crime and the promotion of sustainable travel choices will also have a significant impact on local quality of life. The promotion of safer communities is a key theme of the Wirral Community Strategy.

- 4.12 The landscape character of Wirral as assessed by the Countryside Agency is summarised as follows for the additional purpose of strategic environment assessment under the 2004 Regulations.

The Wirral is located on a peninsula formed by the Mersey and Dee Estuaries. It is generally separated from the industrial/residential development of the Merseyside Conurbation, which includes Birkenhead, Bebington and Bromborough, by a dramatic sandstone ridge which extends from Bidston Hill in the north through Noctorum and Mountwood to Storeton in the south.

The Wirral landscape is based upon the formal landscapes of former large country estates, rural areas, natural coastal scenery and wooded

sandstone ridges which combine to give the peninsula a unique landscape character. The area is has many large houses and country estates lining an intricate network of lanes.

This is a rich pastoral landscape interspersed with settlements, scattered farmsteads and many garden centres. The field pattern is defined by intermittent clipped hedgerows with copses and field ponds. The pink hues of the local red stone bring warmth to the landscape and provide a unifying theme in buildings, walls, bridges and churches.

Among the dominant features of this region are the many sandstone outcrops, which punctuate the plateau. These outcrops support areas of mature woodland dominated by pines and extensive tracts of heathland and gorse-covered slopes.

To the north of Moreton is a low-lying, under-used remnant agricultural and horticultural area lying behind coastal embankments and partly within the floodplain of the river Birket. It contains the pumping station and screening works for the North Wirral long sea outfall and is scarred by activities related to clay extraction and waste disposal.

Further along the coast to the west the area is dominated by extensive dune systems, particularly at Meols. With the exception of Hoylake and West Kirby, the north and west Wirral coastline is essentially undeveloped and is an important area for coastal related recreation and nature conservation. The Dee estuary forms the south-western boundary of the Wirral and supports large areas of intertidal sand/mud-flats and salt-marshes.

The pastoral landscape of central Wirral is separated from the industrial areas of Merseyside by a dramatic sandstone ridge, which extends from Bidston Hill in the north through Noctorum and Mountwood to Storeton in the south. Some coastal areas such as Meols are dominated by the large-scale deposition of sand, which forms extensive dune systems. Economic improvement in the in the 19<sup>th</sup> century led to the industrialisation of the Mersey coast.

The core of this area is predominantly mixed agricultural and, with areas of improved pasture, arable farming and market gardens interspersed with residential development and scattered country houses with associated parkland. The field pattern is defined by intermittent hedgerows often replaced by post and wire fences with the invasion of gorse in coastal regions. Field ponds and copses are integral components of the field structure.

The predominantly mixed woodland contains a high proportion of mature pines particularly in coastal regions. Woodland is primarily associated with sandstone ridges and country parks. Areas of heathland are located on sandstone outcrops, with gorse-clad slopes contrasting against the red



sandstone rocks. Several golf courses are also located adjacent to coastal settlements. The M53 motorway provides easy access to this area and separates the Wirral plain from the industrialisation of Merseyside.

The towns and villages, which have developed as dormitory settlements for workers in Birkenhead, Liverpool, Ellesmere Port and Chester, are a mixture of traditional sandstone buildings and modern post-war housing development. Increased pressure for accommodation in this commuter belt has led to the expansion of many of the settlements resulting in loss of identity and the threat of gradual coalescence.

## **5 SPD OPTIONS & ISSUES APPRAISED**

5.1 As the Supplementary Planning Document will be subsidiary to an already adopted Development Plan and to national planning policies the options available to the Council are already very limited. The following options were considered in the preparatory stages of the Supplementary Planning Document between October 2005 and March 2006.

5.2 **Option 1 - No change** – planning applications would continue to be assessed for conformity with relevant UDP Policies alone, without any additional advice or interpretation. The current dissatisfaction with the practical outcome of this approach since February 2000 would argue strongly against the adoption of this option.

**Option 2 - Introduce the Supplementary Planning Document** – planning applications would continue to be assessed for conformity with relevant UDP policies alongside the additional advice and interpretation to be provided by the Supplementary Planning Document on the siting and design of telecommunications development.

5.3 The sustainability appraisal is restricted to the consideration of sections 5 and 6 of the Initial Consultation Document, as these sections form the core of the proposed new planning guidance. Sections 1, 2, 3, 4, 7 and 8 are primarily introductory and contextual in nature.

5.4 On the basis of the criteria in Schedule 1 of the 2004 Regulations and the responses of the Consultation Bodies, the Council has determined that the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators, is likely to have significant environmental effects on the Borough's landscape (see Final Determination Document appended to this report).

## **6 SPD APPRAISAL SUMMARY OF FINDINGS\***

6.1 The findings of the Sustainability Appraisal are set out in Appendix 1.

\* Includes Components for the Environmental Report for the purpose of 2004 SEA Regulations  
Wirral Borough Council  
Designing for Development by Mobile Phone Operators SPD  
Final Sustainability Appraisal & Environmental Report - August 2006

- 6.2 The findings demonstrate that Option 2, which suggests the introduction of additional planing guidance, scored strongly positive on six occasions against the objectives for local heritage, separation of uses, previously developed land, local distinctiveness and general attractiveness. Option 2 also scored positively against the objective to promote accessibility to jobs and services.
- 6.3 No significant impact is forecast against nine of the objectives and the overall impact on the remaining nine objectives, for multiple deprivation, healthy communities, economic performance, employment growth, worklessness, pollution, traffic intrusion, non-renewable energy and travel choices were considered to be uncertain.
- 6.4 Option 1, which suggests no change, scored less favourably with a strongly positive impact recorded against only one objective, for maximising the use of previously developed land. There were five positive scores under the objectives for accessibility of jobs and services, local heritage, separation of uses, local distinctiveness and general attractiveness, given the impact of existing controls within the Unitary Development Plan.
- 6.5 No significant impact was recorded for Option 1 on ten occasions. The impacts on the remaining nine objectives, for multiple deprivation, healthy communities, economic performance, employment growth, worklessness, pollution, traffic intrusion, non-renewable energy and travel choices were considered to be uncertain.
- 6.6 Neither Option received a negative score against any of the sustainable development objectives.
- 6.7 The 2004 Regulations require that effects of the SPD should be predicted and evaluated in terms of magnitude, geographical scale, the time period over which they will occur and whether they are permanent or temporary, probable or in probable, frequent or rare and whether or not there are secondary, cumulative and or synergistic effects. This has been addressed in appendix 1.
- 6.8 The Report should include measures to prevent, reduce or offset adverse significant effects where these identified. No adverse significant effects have been identified in this assessment.

## **7 CONCLUSIONS\***

- 7.1 The Sustainability Appraisal demonstrates that the proposed Supplementary Planning Document has the potential to perform well in meeting the local objectives for sustainable development set out in the Council's draft Sustainability Appraisal Framework. It particularly demonstrates that the introduction of additional guidance, of the type

indicated in the Initial Consultation Document, would make a more certain contribution to sustainable development in the implementation of Policy TEL1 and Policy TE1 of the Unitary Development Plan for Wirral.

- 7.2 Telecommunications development can have a significant impact on the character and appearance of locally designated Areas of Special Landscape Value and Areas Requiring Landscape Renewal as well as on the wider landscape of the Borough. The scores against the objectives for local distinctiveness, general attractiveness and promotion of utilising previously developed land suggests that the proposed SPD has a significantly positive effect in protecting the appearance of the Borough's landscape.
- 7.3 It should, however, be noted that many of the local objectives for sustainable development are of limited relevance to the assessment of the proposed Supplementary Planning Document, as it is specifically related to the siting and design of telecommunications facilities. Although for both Options an uncertain impact was registered against the same nine objectives, the introduction of additional advice would, nevertheless, serve to improve performance against the objectives related to design and the character of the area.
- 7.4 There were no instances where the suggested content of the proposed Supplementary Planning Document would undermine the local objectives for sustainable development.

## **8 BACKGROUND DOCUMENTS**

Supplementary Planning Document – Designing for Development by Mobile Phone Operators, Initial Consultation Document (WBC, September 2005) can be viewed at <http://www.wirral.gov.uk/ldf/ldfspdtd.asp>

Draft Sustainability Appraisal for Wirral (WBC, July 2005) can be viewed at [www.wirral.gov.uk/ldf/ldfsaf.asp](http://www.wirral.gov.uk/ldf/ldfsaf.asp)

PPS1 - Delivering Sustainable Development (ODPM, January 2005) can be viewed at [http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/page/odpm\\_plan\\_035506.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_035506.hcsp)

PPG8 - Telecommunications (ODPM, August 2001) can be viewed at [http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/page/odpm\\_plan\\_606918.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_606918.hcsp)

Regional Spatial Strategy for the North West (RPG13, March 2003) can be viewed at <http://www.go-nw.gov.uk/planning/rpg13.html>

Unitary Development Plan for Wirral (WBC, February 2000) can be viewed at [www.wirral.gov.uk/udp](http://www.wirral.gov.uk/udp) and at local libraries

Countryside Character Volume 2 Northwest, can be viewed at  
[http://www.countryside.gov.uk/Images/JCA59\\_tcm2-21097.pdf](http://www.countryside.gov.uk/Images/JCA59_tcm2-21097.pdf)

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• Metropolitan  
Borough of Wirral

**WIRRAL METROPOLITAN BOROUGH COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL**

**THE ENVIRONMENTAL ASSESSMENT OF PLANS AND  
PROGRAMMES REGULATIONS 2004**

**REGULATION 9**

**FINAL DETERMINATION**

**DESIGNING FOR DEVELOPMENT BY MOBILE PHONE  
OPERATORS**

**SUPPLEMENTARY PLANNING DOCUMENT**

**DECEMBER 2005**



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## **1 SUMMARY DETERMINATION**

- 1.1 Wirral Metropolitan Borough Council, as the responsible authority under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004<sup>7</sup>, has determined that the Supplementary Planning Document - Designing for Development by Mobile Phone Operators, which will form part of the Local Development Framework for Wirral, is likely to have significant environmental effects and, accordingly will require an environmental assessment.
- 1.2 In accordance with the provisions of Regulation 9(1) of the 2004 Regulations, the Council shall carry out, or secure the carrying out, of an environmental report in accordance with Part 3 of the 2004 Regulations. The environmental report will form part of the statutory Sustainability Appraisal to be prepared alongside the Supplementary Planning Document in accordance with Section 19 of the Planning and Compulsory Purchase Act 2004.

## **2 BACKGROUND**

- 2.1 In accordance with the provisions of European Directive 2001/42/EC and Regulation 5 of the Environmental Assessment of Plans and Programmes Regulations 2004 land use and spatial plans to be prepared by the Council must be made subject to a strategic environmental assessment, to assess the effects of the plan on the environment.
- 2.2 The first stage in the assessment process is for the Council to formally determine whether the plan is likely to have a significant effect on the environment. This must be decided using the criteria set out in Schedule 1 of the 2004 Regulations. In coming to this determination, the Council has consulted the Consultation Bodies listed in Regulation 4 of the Regulations – the Countryside Agency, English Heritage, English Nature and the Environment Agency.
- 2.3 This document is the Council's final determination for the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators and is available for public inspection, free of charge.

## **3 SUSTAINABILITY APPRAISAL**

- 3.1 Under the Planning and Compulsory Purchase Act 2004, Local Development Documents including Development Plan Documents and Supplementary Planning Documents, must also be subjected to a

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<sup>7</sup> SI 2004/1633 hereinafter referred to as “the 2004 Regulations”



separate Sustainability Appraisal. The purpose of the Sustainability Appraisal is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans.

- 3.2 In accordance with national advice, it is intended that the requirements for an environmental report under the 2004 Regulations will be met through the statutory Sustainability Appraisal reporting process.

#### **4 THE PROPOSED SUPPLEMENTARY PLANNING DOCUMENT**

- 4.1 Wirral Metropolitan Borough Council has begun preparation of a Local Development Framework, as introduced by the Planning and Compulsory Purchase Act 2004. The Local Development Framework comprises a collection of statutory Local Development Documents that will together set out the vision and spatial strategy for future development and investment across the Borough.
- 4.2 A Local Development Scheme which sets out the Council's programme for the production of the Local Development Framework for Wirral was approved by the Secretary of State on the 31 March 2005 and brought into effect by Resolution of the Council from 30 May 2005
- 4.3 The Local Development Scheme proposes the preparation of a Supplementary Planning Document, which is intended to provide advice on the implementation of Policy TEL1 and Policy TE1 from the Unitary Development Plan for Wirral adopted in February 2000. Initial consultation is scheduled for November 2005, with adoption by April 2006.
- 4.4 The Supplementary Planning Document will provide additional advice on the siting and design of development for mobile phone operators.

#### **5 REPORT OF CONSIDERATIONS**

- 5.1 The Council considers that preparation of the Supplementary Planning Document will fall within the scope of the 2004 Regulations on the basis that:
- The Supplementary Planning Document is a plan and programme as defined in Regulation 2;
  - The Supplementary Planning Document will form part of the framework for future development consent of projects; and
  - The Supplementary Planning Document will apply to a wider area than a small area at local level.
- 5.2 A determination under Regulation 9(1) is, therefore, required as to whether the Supplementary Planning Document is likely to have significant

environmental effects. The criteria for determining the likely significance of effects on the environment are contained in Schedule 1 of the 2004 Regulations.

- 5.3 The screening process set out in Regulation 9 and Schedule 1 of the Regulations includes two sets of criteria for determining the likely significance of effects on the environment. These relate to the likely characteristics of the Supplementary Planning Document and to the characteristics of the effects and of the area likely to be effected. Regulation 14 also requires the Council to determine whether the Supplementary Planning Document is likely to have significant effects on the environment of another European Member State.
- 5.4 The Council's response to each of the criteria set out in Schedule 1 and Regulation 14 are set out in the three Appendices to this document.

## 6 COMMENTS OF THE CONSULTATION BODIES

6.1 The Consultation Bodies were consulted on the Council's initial responses to the criteria set out in Schedule 1 and Regulation 14 during August and September 2005. Their comments were as follows:

- **The Countryside Agency** considers that the proposed Supplementary Planning Document could have a significant effect on the landscape or enjoyment of it through access and would wish to see the potential impacts on the landscape to be included within the scope of an environmental report.
- **English Nature** considers that the proposed Supplementary Planning Document is not likely to have a significant effect on biodiversity, flora and fauna.
- **English Heritage** considers that the proposed Supplementary Planning Document is unlikely to have significant environmental effects.
- **The Environment Agency** indicate that the proposed Supplementary Planning Document is unlikely to impact on the Agency's activities or interests and had no comment on the draft determination.

6.2 The Environment Agency also made the following additional comments:

- The scale of the development is unlikely to impact negatively on Flood Risk Areas, although flood-proofing measures may be required.
- Development should not encroach on watercourses or restrict access to watercourses.
- The Agency agrees that the introduction of the proposed Supplementary Planning Document will provide greater guidance and

\* Includes Components for the Environmental Report for the purpose of 2004 SEA Regulations 26  
Wirral Borough Council

control and are satisfied that issues within the Agency's remit are likely to be adequately addressed.

- 6.3 These additional comments can be accommodated when the draft Supplementary Planning Document is prepared, following initial public consultation.

## **7 FINAL DETERMINATION**

- 7.1 On the basis of the criteria in Schedule 1 of the 2004 Regulations and the responses of the Consultation Bodies, the Council has determined that the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators, is likely to have significant environmental effects on the Borough's landscape and that an environmental report will be required.

## **8 THE NEXT STEPS**

- 8.1 A separate document will be prepared, to follow this determination, to consult on the scope and level of detail of the information that will be included in the environmental report. The document will be made available for public consultation alongside the Initial Consultation Document, which will consider the potential content of the proposed Supplementary Planning Document, before a draft Supplementary Document is prepared.

## Appendix 1

### The Characteristics of the Proposed Supplementary Planning Document

<i>Schedule 1 Criteria</i>	<i>Response</i>
<p><i>a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</i></p>	<p>The Supplementary Planning Document – Designing for Development by Mobile Phone Operators will not set a new policy framework. It will supplement Policy TEL1 and Policy TE1 from the Unitary Development Plan for Wirral adopted in February 2000. The SPD will provide additional advice on the installation of mobile telephone networks throughout the Metropolitan Borough of Wirral and will be a material consideration when determining individual planning applications.</p>
<p><i>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</i></p>	<p>The SPD will contribute to the implementation of the following plans, policies and strategies:</p> <p>European Landscape Convention (ETS no 176 Florence 2000)</p> <p>Convention on the Protection of the Archaeological Heritage (revised) (Valletta, 16 January 1992)</p> <p>Convention for the Protection of the Architectural Heritage of Europe (Granada, 3 October 1985)</p> <p>The UK Government Sustainable Development Strategy (March 2005)</p> <p>National Planning Policy Statement PPS1 – Delivering Sustainable Development (January 2005)</p> <p>National Planning Policy Guidance PPG8 – Telecommunications (August 2001)</p> <p>Regional Spatial Strategy for the North West (March 2003):</p> <ul style="list-style-type: none"> <li>• Policy DP3 – Quality in New Development</li> </ul> <p>Unitary Development Plan for Wirral (February 2000):</p> <ul style="list-style-type: none"> <li>• Policy TEL1 - Principles for Telecommunications</li> </ul>

<i>Schedule 1 Criteria</i>	<i>Response</i>
	<ul style="list-style-type: none"> <li>• Policy TE1 – Criteria for Telecommunications Apparatus</li> </ul> <p>At the bottom of the hierarchy, the SPD would be subsidiary to these higher level plans and programmes.</p>
<p><i>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</i></p>	<p>PPS 1 states that sustainable development is the core principle underpinning planning and that design is a key element for achieving it.</p> <p>The objective of PPG 8 is to facilitate the growth of telecommunications systems while keeping the environmental impact to a minimum.</p> <p>The SPD will seek to integrate environmental considerations by providing additional advice on the siting and appearance of telecommunications development.</p>
<p><i>(d) environmental problems relevant to the plan or programme;</i></p>	<p>There is concern about the visual impact of telecommunications development on the landscape and on prominent buildings and structures important for local heritage.</p> <p>There is an additional problem arising from the perceived risk to human health.</p> <p>If successful, the SPD will help to minimise the impact of on the Borough's landscape and cultural heritage, for proposals falling under planning controls.</p>
<p><i>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).</i></p>	<p>Parties to the European Landscape Convention (ETS no 176) undertake to integrate landscape into its regional and town planning policies and in its cultural, environmental, agricultural, social and economic policies, as well as in any other policies with possible direct or indirect impact on landscape. Conventions on archaeology and architectural heritage provide similar commitments.</p>

Appendix 2

The Characteristics of the Supplementary Planning Document's Effects and the Area Likely to be Affected

<i>Schedule 1 Criteria</i>	<i>Response</i>
<p><i>(a) the probability, duration, frequency and reversibility of the effects;</i></p>	<div data-bbox="824 401 1273 688" data-label="Figure"> </div> <p>Five mobile telephone systems operators, who are currently introducing the 3G-network system, are required under the terms of their licence to build a network to cover 80% of the UK population by the year 2007. While some existing infrastructure may be reused, one operator is building a new network.</p> <p>Following the submission of pre-roll out information it is apparent that mobile telephone systems operators were seeking to add a total of 81 new sites to 116 existing sites within the Metropolitan Borough of Wirral in order to upgrade their services. Twelve new sites were needed to establish a new public safety radio communications network, initially for use by Merseyside Police.</p> <p>As shown in the above chart, the number of applications by mobile phone operators has declined from 127 in the year 2001 to 37 in the year 2004. It is anticipated that the number of future applications will decline as the 3G network becomes established and then stabilise as mobile phone operators seek either to upgrade or to maintain the service provided.</p> <p>Once permitted, telecommunications apparatus are often installed as permanent structures.</p> <p>If too restrictive, the SPD could prevent the effective provision of telecommunications networks, contrary to national policy.</p>
<p><i>(b) the cumulative nature of the effects</i></p>	<p>There is potential for a cumulative impact on</p>

<i>Schedule 1 Criteria</i>	<i>Response</i>
	the Borough's landscape. The Country Agency considers that there may be a significant effect. Effects on cultural heritage, although of significant local concern, are not recognised by English Heritage as issues of strategic significance. English Nature does not foresee significant environmental effects. The Environment Agency has no comment.
<i>(c) the transboundary nature of the effects</i>	No transboundary effects with other Member States are foreseen
<i>(d) the risks to human health or the environment (for example, due to accidents);</i>	<p>Mobile phones and their base stations transmit and receive radio signals using electromagnetic waves referred to as EMF's. EMF's can occur naturally from the earth's magnetic field or from a range of sources such as domestic appliances, power lines and electric trains.</p> <p>In recognition of public concern about the possibility of health effects, the Government set up an Independent Expert Group on Mobile Phones (IEGMP) to assess the potential impact of mobile phone equipment. The findings reported in May 2000 stated that <i>"the balance of evidence to date suggests that exposures to RF radiation below NRPB (National Radiological Protection Board) and ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines do not cause adverse health effects to the general population."</i></p> <p>In a later report, 'Mobile Phones and Health 2004', published in January 2005, the NRPB state that, "there is no hard evidence at present that the health of the public, in general, is being affected adversely by the use of mobile phone technologies, but uncertainties remain and a continued precautionary approach to their use is recommended until the situation is further clarified."</p> <p>Health considerations and public concern can in principle be material considerations when determining applications for planning permission or for prior approval. National planning policy in PPG8 (August 2001), however, indicates that if base stations meet the guidelines of the ICNIRP then it should not be necessary for the Local Planning Authority to consider further the health aspects or concerns about them.</p>

<i>Schedule 1 Criteria</i>	<i>Response</i>
	It is expected that all applications for mobile telephone equipment will be accompanied by a certificate confirming that the proposed apparatus would be compliant with ICNIRP guidelines.
<i>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i>	The SPD will affect a significant geographical area of 60 square miles with an estimated population of 313,800.
<p><i>(f) the value and vulnerability of the area likely to be affected due to:</i></p> <p><i>(i) special natural characteristics or cultural heritage;</i></p> <p><i>(ii) exceeded environmental quality standards or limit values; or</i></p> <p><i>(iii) intensive land-use;</i></p>	<p>The Metropolitan Borough of Wirral has a high quality environment bounded by a coastline of international importance for nature conservation.</p> <p>There are four Sites of International Importance for Nature Conservation, twelve national Sites of Special Scientific Interest, two sensitive Marine Areas, five Local Nature Reserves and seventy locally designated Sites of Biological Importance. English Nature does not, however, foresee significant environmental effects.</p> <p>There are 24 conservation areas, 1,850 listed structures, four historic parks and gardens, nine Scheduled Ancient Monuments and four locally designated Areas of Special Landscape Value. Effects on the cultural heritage, although of significant local concern, are not recognised by English Heritage as issues of strategic significance.</p> <p>There are no areas of the Borough with national landscape designations such as AONB or Heritage Coast. The countryside outside the urban area is protected from inappropriate development by national Green Belt controls. The Countryside Agency, however, consider that there could be a significant effect on the Borough's landscape.</p> <p>It is not anticipated that the SPD will create additional problems in terms of air quality or other exceeded environmental quality standards or limit values.</p> <p>The intensively developed areas on the east side of the Borough are the focus of urban regeneration. They contain extensive residential areas, the principal industrial areas and the Town Centre of Birkenhead. An extensive area of open land stretches across the central area of Wirral, separating the villages and dormitory settlements in the</p>



<i>Schedule 1 Criteria</i>	<i>Response</i>
	<p>west side of the Borough. The countryside outside the urban area is protected from inappropriate development by national Green Belt controls.</p> <p>Residential areas, social facilities such as schools and specially designated areas are often the most sensitive to the siting and design of telecommunications development.</p>
<p><i>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</i></p>	<p>The Borough has four designated or candidate international nature conservation sites covering most of the coastline and twelve national Sites of Special Scientific Interest. English Nature does not foresee significant environmental effects.</p> <p>There are nine Scheduled Ancient Monuments, four historic parks and gardens and over 1800 listed structures. Effects on cultural heritage, although of significant local concern, are not recognised by English Heritage as issues of strategic significance.</p> <p>If uncontrolled, the siting and design of telecommunications development could have a significant effect on the character and integrity of landscape resources. The Countryside Agency advises that the proposed SPD may have a significant effect on the landscape or enjoyment of it through access.</p>

## Appendix 3

### Trans-Boundary Effects

<i>Regulation 14 Criteria</i>	<i>Response</i>
<i>The [document] will not have significant effects on the environment of another Member State.</i>	There will not be any significant effects on environment of another Member State

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**Metropolitan  
Borough of Wirral**

**WIRRAL METROPOLITAN BOROUGH COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL**

**THE ENVIRONMENTAL ASSESSMENT OF PLANS AND  
PROGRAMMES REGULATIONS 2004**

**REGULATION 12**

**SCOPE OF ENVIRONMENTAL REPORT**

**DESIGNING FOR DEVELOPMENT BY MOBILE PHONE  
OPERATORS**

**SUPPLEMENTARY PLANNING DOCUMENT**

**MARCH 2006**



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## **1 INTRODUCTION**

- 1.1 Wirral Metropolitan Borough Council, as the responsible authority under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004<sup>8</sup>, has determined that the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators, which will form part of the Local Development Framework for Wirral, is likely to have significant environmental effects and, accordingly will require an environmental assessment.
- 1.2 In accordance with the provisions of Regulation 9(1) of the 2004 Regulations, the Council intends to carry out, or secure the carrying out, of an environmental report in accordance with Part 3 of the 2004 Regulations. It is intended that the environmental report will form part of the statutory Sustainability Appraisal to be prepared alongside the Supplementary Planning Document in accordance with Section 19 of the Planning and Compulsory Purchase Act 2004.
- 1.3 This document sets out the proposed scope of the environmental report to be prepared alongside the Supplementary Planning Document as part of the statutory Sustainability Appraisal. The views of the statutory Consultation Bodies: English Heritage, the Environment Agency, the Countryside Agency and English Nature have been taken into account

## **2 THE DUTY TO PREPARE AN ENVIRONMENTAL REPORT**

- 2.1. The 2004 Regulations implement Directive 2001/42/EC of the European Parliament and Council on the assessment of the effects of certain plans and programmes on the environment. The objective of the 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 with a view to promoting sustainable development.
- 2.1. Wirral Borough Council has determined that the proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators is likely to have significant environmental effects.
- 2.1. A determination under Regulation 9 that a plan or programme is likely to have significant environmental effects requires the Council to:
  - prepare an environmental report on the likely significant effects of the Supplementary Planning Document;

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<sup>8</sup> *SI 2004/1633, hereinafter referred to as "the 2004 Regulations"*

- make the draft Supplementary Planning Document and its accompanying environmental report available for the purposes of consultation; and
  - take the findings of the environmental report and the results of consultation into account before the adoption of the Supplementary Planning Document.
- 2.2 When the Supplementary Planning Document has been adopted, the Council must also report on how environmental considerations, the environmental report and the results of consultation have been taken into account and report on the arrangements to be made for the future monitoring of significant environmental effects.
- 2.3 The information to be included in the environmental report is set out in Schedule 2 of the 2004 Regulations. This includes:
- an outline of the contents and main objectives of the Supplementary Planning Document and of its relationship with other relevant plans and programmes;
  - the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation the Supplementary Planning Document;
  - the environmental characteristics of the areas likely to be significantly affected;
  - any existing environmental problems which are relevant to the Supplementary Planning Document including, in particular, those relating to any areas of a particular environmental importance;
  - the environmental protection objectives, established at international, Community or Member State level, which are relevant to the Supplementary Planning Document and the way those objectives and any environmental considerations have been taken into account during its preparation;
  - the likely significant effects on the environment, on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between these issues;
  - the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Supplementary Planning Document;
  - an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;

- a description of the measures envisaged concerning the monitoring of the significant environmental effects of the implementation of the Supplementary Planning Document with the purpose of identifying unforeseen adverse effects; and
  - a non-technical summary.
- 2.4 In accordance with Regulation 12 (5) of the 2004 Regulations the Council has consulted the Consultation Bodies – The Countryside Agency, English Heritage, English Nature and the Environment Agency - on the scope and level of detail of the information that must be included in the environmental report.
- 2.5 Representations from the Consultation Bodies
- 2.6 Consultation with the Consultation Bodies was undertaken during August and September 2005. Their comments were as follows:
- **The Countryside Agency** considers that the proposed Supplementary Planning Document could have a significant effect on the landscape or enjoyment of it through access and would wish to see the potential impacts on the landscape to be included in within the scope of an environmental report.
  - **English Nature** considers that the proposed Supplementary Planning Document is not likely to have a significant effect on biodiversity, flora and fauna.
  - **English Heritage** considers that the proposed Supplementary Planning Document is unlikely to have significant environmental effects.
  - **The Environment Agency** indicate that the proposed Supplementary Planning Document is unlikely to impact on the Agency's activities or interests and had no comment on the draft determination.
- 2.7 The Environment Agency also made the following additional comments:
- The scale of the development is unlikely to impact negatively on Flood Risk Areas, although flood-proofing measures may be required.
  - Development should not encroach on watercourses or restrict access to watercourses.
  - The Agency agrees that the introduction of the proposed Supplementary Planning Document will provide greater guidance and control and are satisfied that issues within the Agency's remit are likely to be adequately addressed.



2.8 The response to the consultation on the scope of the Environmental Report, which was carried out between 14 December 2005 and January 2006 is contained in the following table.

<b>Organisation/individual</b>	<b>Consultation Comments</b>	<b>Directors Response</b>
Mono Consultants on Behalf of the Mobile Phone Operators Association	Appreciate requirement to assess impact on landscape. Creation of database/register for telecommunications would be useful for monitoring.	Information on applications is available on existing database and GIS mapping system.
United Utilities	Have no comment	
The Theatres Trust	Have no comment	
The Countryside Agency	Provide generic advice on protected landscapes, state of the countryside, countryside quality. Expect degraded landscapes and areas where quality of life could be significantly affected.	Countryside Character Volume 2 Northwest will be utilised in baseline information
English Heritage	Recommend use objectives preserve and protect historic environment and landscape.	Based on the earlier advice of English Heritage, it has been determined that there would be no significant strategic effect on the historic environment. The conservation of local heritage. The local effects will be considered through sustainability appraisal.
Merseyside Environmental Advisory Service	Notes that all the information required by SEA Regulations has been included.	Noted
Bromborough Society	Historic Buildings and wildlife issues are of concern. Option 2 to introduce SPD is better choice.	Effects on cultural heritage and biodiversity will be assessed through sustainability appraisal

### **3 SUSTAINABILITY APPRAISAL**

3.1 The Supplementary Planning Document - Designing for Development by Mobile Phone Operators is intended to supplement Policy TEL1 and Policy TE1 of the Unitary Development Plan for Wirral adopted in February 2000.

- 3.2 Baker Associates carried out a non-statutory sustainability appraisal of the Unitary Development Plan in October 2003. The appraisal found that Policy TEL1 and Policy TE1 were likely to have some effect in terms of the impact on human health, on distinctive features of the landscape and the built environment and on the attractiveness of the area. The exact nature of the effects were, however, considered to be unpredictable. An extract from the appraisal is set out at Appendix 1.
- 3.3 Although the findings of this appraisal are still relevant, the proposed Supplementary Planning Document will need to be made subject to the new sustainability appraisal procedures introduced by the Planning and Compulsory Purchase Act 2004.

#### **4 SUSTAINABILITY FRAMEWORK FOR WIRRAL**

- 4.1 The Council intends to incorporate the requirements of Directive 2001/42/EC and the 2004 Regulations into the statutory sustainability appraisal process introduced under the Planning and Compulsory Purchase Act 2004.
- 4.2 The Council proposes to apply a common Sustainability Appraisal Framework for Wirral to guide the sustainability appraisals to be carried out alongside the preparation of Local Development Documents.
- 4.3 A copy of the draft Appraisal Framework can be viewed at <http://www.wirral.gov.uk/ldf/ldfsaf.asp>. It is proposed that this Framework will be applied to the sustainability appraisal of the Supplementary Planning Document - Designing for Development by Mobile Phone Operators.
- 4.4 The draft objectives for the proposed Sustainability Appraisal Framework for Wirral are attached at Appendix 2.
- 4.5 The sustainability appraisal reporting process will demonstrate that the requirements of the 2004 Regulations have been met by “sign-posting” the place, or places, in the sustainability appraisal reports where the information required by the Directive has been provided.
- 4.6 The Council’s proposed responses to the requirements of Schedule 2 of the 2004 Regulations, relating to the content of the environmental report, are presented in the following sections of this document.

## **5 THE OBJECTIVES AND CONTENT OF THE SUPPLEMENTARY PLANNING DOCUMENT**

- 5.1 The proposed Supplementary Planning Document - Designing for Development by Mobile Phone Operators is intended to supplement Policy TEL1 and Policy TE1 of the Unitary Development Plan for Wirral adopted in February 2000.
- 5.2 Although Policy TEL1 and Policy TE1 are to be replaced as part of the preparation of the emerging Local Development Framework there is a need to provide additional policy advice as soon as practicable.
- 5.3 The proposed Supplementary Planning Document intends to provide additional information and advice on:
- the legislation governing telecommunications development;
  - the planning policy context;
  - the siting and appearance of telecommunications development with reference to visual impact, mast-sharing, and the use of existing buildings and structures; and
  - health considerations.
- 5.4 The principal objective will be to facilitate telecommunications development while keeping negative environmental impacts to a minimum. The Supplementary Planning Document will have to be prepared in line with current national planning policies.
- 5.5 The protection and improvement of the environment is a corporate priority and is a key objective of the Wirral Community Strategy.

## **6 THE CURRENT STATE OF THE ENVIRONMENT AND ITS LIKELY EVOLUTION**

- 6.1 Wirral is an area of high environmental quality offering a high quality of life. Approximately 45% of the Borough is open countryside, with much of high landscape quality, and the coast is a special feature of Wirral.
- 6.2 Wirral has two designated European nature conservation sites and one potential European nature conservation site, twelve nationally designated Sites of Special Scientific Interest and an extensive network of locally identified non-statutory Sites of Biological Importance. These designations cover most of the key habitats identified as priorities within the Wirral Biodiversity Action Plan. The Borough's coastline is of special importance for nature conservation.

- 6.3 There are twelve locally identified non-statutory sites designated for their importance to earth science.
- 6.4 Wirral has over 1,800 listed buildings; twenty-four conservation areas; nine scheduled ancient monuments and four sites on the English Heritage Register of Historic Parks and Gardens. The need to maintain local character and distinctiveness and to promote high quality design is a major local concern, especially in the lower density residential areas built during the Victorian and Edwardian eras.
- 6.5 There are four locally identified Areas of Special Landscape Value, the majority of which occupy visually prominent locations, including significant areas of higher ground. There are also three locally designated Areas Requiring Landscape Renewal, the majority of which include visually prominent areas of low-lying urban fringe offering extensive views across the open countryside.
- 6.6 The evolution of the Borough's environment under natural processes is considered to be benign. The projected increase in the demand for telecommunications development, if allowed to be uncontrolled, is, however, considered to be potentially harmful to the Borough's landscape.

## **7 AREAS LIKELY TO BE SIGNIFICANTLY AFFECTED**

- 7.1 New telecommunications development has the potential to impact negatively on the Borough's landscape. The Countryside Agency has confirmed the importance of the likely impact on the landscape.
- 7.2 The potential effects on cultural heritage, although of significant local concern, are not, however, recognised by English Heritage as an issue of strategic significance.

## **8 EXISTING ENVIRONMENTAL PROBLEMS**

- 8.1 Telecommunications development can lead to environmental problems related to the visual impact on the Borough's landscape and cultural heritage. Problems are also arising from the proliferation of apparatus and equipment. There is an additional environmental problem related to the perceived risk to human health.
- 8.2 The Supplementary Planning Document would seek to address issues relating to the impact of telecommunications development through the provision of additional detailed advice on siting and appearance.

## **9 INTERNATIONAL ENVIRONMENTAL OBJECTIVES**

- 9.1 Parties to the European Landscape Convention (ETS no 176) undertake to integrate landscape into town and regional planning, cultural,

environmental, agricultural, social and economic policies, and any other policies with a possible direct or indirect impact on landscape.

- 9.2 The Supplementary Planning Document would seek to address issues relating to the visual impact of telecommunications development on landscape and cultural heritage through the provision of additional detailed advice on siting and appearance.

## **10 LIKELY SIGNIFICANT EFFECTS**

- 10.1 The Council's assessment of the potential likely significant effects on the environment, for the issues listed in paragraph 6 of Schedule 2 of the 2004 Regulations, are set out in Appendix 3.
- 10.2 Following the advice from the Consultation Bodies, it has been concluded that the principal significant effects on the environment would relate to the impact on the Borough's landscape.

## **11 ANTICIPATED MITIGATION MEASURES**

- 11.1 Mitigation measures will be developed as part of the public consultation process and will be identified in full as part of the environmental report to be published alongside the draft Supplementary Planning Document.

## **12 THE SELECTION OF ALTERNATIVE OPTIONS**

- 12.1 In order to inform the appraisal and assessment processes it is necessary to identify alternative options for dealing with the potential impact of telecommunications development on the environment.
- 12.2 As the Supplementary Planning Document will be subsidiary to an already adopted Development Plan and to national planning policies the options available to the Council are already very limited. The suggested options are, therefore:

**Option 1 - No change** – planning applications would continue to be assessed for conformity with relevant UDP Policies alone, without any additional advice or interpretation. The current dissatisfaction with the practical outcome of this approach since February 2000 would argue strongly against the adoption of this option.

**Option 2 - Introduce a Supplementary Planning Document** – planning applications would continue to be assessed for conformity with relevant UDP policies alongside the additional advice and interpretation to be provided by the Supplementary Planning Document on the siting and design of telecommunications apparatus.

### **13 ANTICIPATED MONITORING MEASURES.**

- 13.1 It is proposed that the impact of the operation of the adopted Supplementary Planning Document will be monitored through the Council's statutory Annual Monitoring Report.
- 13.2 The Council initially proposes to monitor the number of proposals for new masts on previously developed land and previously undeveloped land, and to monitor the number of proposals for the use of existing buildings or structures within the specially designated areas listed in Section 7.
- 13.3 Views are invited on suitable targets and output indicators, to monitor the impact of the emerging Supplementary Planning Document.

### **14 NON-TECHNICAL SUMMARY.**

- 14.1 A non-technical summary will be provided alongside the sustainability appraisal report at each stage in the Document preparation process.

### **15 CONCLUSION**

- 15.1 It is expected that the main issue to be assessed as part of the environmental report will be the impact on the Borough's landscape. These impacts will be reported and considered alongside the anticipated social and economic effects of the Supplementary Planning Document.
- 15.2 Issues related to local heritage, biodiversity, pollution and flood risk will be assessed as part of the statutory Sustainability Appraisal Report to be prepared alongside the draft Supplementary Planning Document, in accordance with the draft Sustainability Appraisal Framework for Wirral.

Appendix 1

Sustainability Appraisal of the Unitary Development Plan for Wirral (October 2003) - Extract

<b>UDP Policies</b>	<b>Sustainability Objectives</b>	<b>Findings</b>
TEL1	<b>SP3</b> - <i>Protect all peoples health and wellbeing through a safe and clean environment.</i>	Likely but unpredictable
TEL1 TE1	<b>PE2</b> - <i>Ensure the special and distinctive features of the landscape are protected and enhanced on the character of the landscape,</i>	Likely but unpredictable
TEL1	<b>PE3</b> - <i>Protect and enhance the quality and distinctiveness of the existing and built environment</i>	Likely but unpredictable
TEL1 TE1	<b>EG1</b> - <i>Retain and emphasise factors, which are conducive to wealth creation and attractiveness to investors.</i>	Likely but unpredictable

Source: Baker Associates 2003

## Appendix 2

### Draft Sustainability Appraisal Framework for Wirral – Proposed Local Sustainability Objectives

#### *Social Inclusion*

- To promote a balanced population structure
- To reduce the incidence of multiple deprivation
- To promote the accessibility of jobs and services to all sectors of society
- To meet identified local housing needs & promote housing market renewal
- To promote inclusive, healthy communities

#### *Economic Growth*

- To promote improved economic performance
- To provide for employment growth and business creation
- To reduce worklessness and income deprivation
- To promote the vitality and viability of town centres
- To maximise provision for high quality tourism

#### *Environmental Protection*

- To maintain and improve biodiversity and natural habitats
- To minimise pollution to land, water or air
- To conserve local heritage
- To provide for the separation of incompatible land uses
- To reduce traffic intrusion in residential areas

#### *Natural Resources*

- To maximise the use of previously developed urban land
- To minimise reliance on non-renewable energy sources
- To promote sustainable drainage and water conservation
- To minimise waste generation and maximise recycling
- To minimise the impact of flooding and other natural hazards

#### *Quality of Life*

- To maintain and promote a locally distinctive sense of place
- To protect and improve the general attractiveness of the area
- To maximise opportunities for culture, sport and leisure
- To promote sustainable travel choices
- To minimise opportunities for crime and anti-social behaviour



## Appendix 3

### Likely Significant Effects on the Environment

<b>Issue</b>	<b>Comments</b>
<i>Biodiversity</i>	The SPD would have an influence over the siting and design of telecommunications development. As the footprint of telecommunications development is often small and the disturbance arising from its operation is minimal, the SPD is not likely to have a significant impact on this issue. English Nature has confirmed that the SPD is unlikely to have a significant effect on the Borough's biodiversity.
<i>Population</i>	Telecommunications development is not expected to have a significant impact on the Borough's population. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Human health</i>	<p>The SPD would have an influence over the siting and design of telecommunications development. The NRPB have indicated that, "there is no hard evidence at present that the health of the public, in general, is being affected adversely by the use of mobile phone technologies, but uncertainties remain and a continued precautionary approach to their use is recommended until the situation is further clarified."</p> <p>Health considerations and public concern can in principle be material considerations when determining applications for planning permission or for prior approval. National planning policy in PPG8 (August 2001), however, indicates that if base stations meet the guidelines of the ICNIRP then it should not be necessary for the Local Planning Authority to consider further the health aspects or concerns about them.</p> <p>It is expected that a certificate confirming that the proposed apparatus would be compliant with ICNIRP guidelines would accompany all applications for mobile telephone equipment. The SPD is not, therefore, likely to have a significant impact on this issue.</p>
<i>Fauna</i>	The SPD would have an influence on the future siting and design of telecommunications development. Fauna of recognised importance would be protected by policies for nature conservation in the UDP and in the forthcoming Local Development Framework. The SPD is not, therefore, likely to have a significant impact on this issue. English Nature has confirmed that the SPD is unlikely to have a significant effect on the Borough's fauna.
<i>Flora</i>	The SPD would have an influence on the siting and design of telecommunications development. Flora of recognised importance would be protected by policies for nature conservation in the UDP and in the forthcoming Local Development Framework. The SPD is not, therefore, likely to have a significant impact on this issue. English Nature has confirmed that the SPD is unlikely to have a significant effect on the Borough's flora.
<i>Soil</i>	The SPD would have an influence on the siting and design of telecommunications development. The protection of high quality agricultural land would be protected by other policies in the UDP and in

<b>Issue</b>	<b>Comments</b>
	the forthcoming Local Development Framework. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Water</i>	Telecommunications development is unlikely to have a significant impact on water quality. Any residual impact on the water environment would be protected by other policies in the UDP and in the forthcoming Local Development Framework. The SPD is not, therefore, likely to have a significant impact on this issue. The Environment Agency has confirmed that the SPD is unlikely to have a significant effect on the water environment.
<i>Air</i>	Telecommunications development is unlikely to have a significant impact on air quality. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Climatic factors</i>	Telecommunications development is unlikely to have a significant impact on climatic factors. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Material assets</i>	Telecommunications development is unlikely to have a significant impact on other material assets. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Cultural heritage</i>	Telecommunications development could have an impact on the character and appearance of specially designated areas such as conservation areas, listed buildings, scheduled ancient monuments and historic parks and gardens as well as un-designated areas of local importance for culture or heritage. The potential effects on local cultural heritage are not, however, recognised by English Heritage as an issue of strategic significance. The SPD is not, therefore, likely to have a significant impact on this issue.
<i>Landscape</i>	Telecommunications development could have a potentially significant impact on the character and appearance of locally designated Areas of Special Landscape Value and Areas Requiring Landscape Renewal as well as on the wider landscape of the Borough. As the SPD would have an influence on the future siting and design of telecommunications development, the SPD is likely to have a significant impact on this issue. The Countryside Agency has confirmed that the SPD is likely to have a significant effect on the landscape.
<i>Interrelationship between these factors</i>	The SPD would have an influence on the siting and design of telecommunications development. This could have a significant impact on the character and appearance of the landscape within the Borough. No other significant effects have been identified arising from the interrelationship between the factors set out above.



# Appendix C

## Appraisal Results

<b>Social Inclusion</b>			
<b>Objective</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Comments</b>
<i>Balanced Population</i>	0	0	No significant impact from both options is foreseen.
<i>Multiple Deprivation</i>	?	?	Mobile phone networks should produce accessible services. The impact is on opportunity & living standards are uncertain.
<i>Accessibility of Jobs and Services</i>	+	+	Both options facilitate mobile phone networks, which should produce accessible services.
<i>Housing Need and Market Renewal</i>	0	0	No significant impact from both options is foreseen.
<i>Healthy Communities</i>	?	?	Good communications can provide a service for vulnerable people. The overall impact is uncertain.

<b>Economic Growth</b>			
<b>Objective</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Comments</b>
<i>Economic Performance</i>	?	?	Good communications can assist economic performance. However, the overall impact is uncertain.
<i>Employment Growth</i>	?	?	Good communications can support business growth. However, the overall impact on employment is uncertain.
<i>Worklessness and Income Deprivation</i>	?	?	Good communications can support business growth. However, the overall impact on employment is uncertain.
<i>Vitality of Town Centres</i>	0	0	No significant impact from both options is foreseen.
<i>High Quality Tourism</i>	0	0	No significant impact from both options is foreseen.

<b>Environmental Protection*</b>			
<b>Objective</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Comments</b>
<i>Biodiversity and Natural Habitats</i>	0	0	No significant impact from both options is foreseen.
<i>Pollution</i>	?	?	Both options facilitate mobile phone networks, which may reduce the need to travel with a subsequent reduction in greenhouse gases. However, the overall impact is unpredictable.
<i>Local Heritage</i>	+	++	Existing policy aims to ensure that the impact on amenity would be minimal. Option 2 is likely to provide more protection to the local heritage through detailed guidance.
<i>Separation of Uses</i>	+	++	Existing policy aims to ensure that impact on amenity would be minimal. Option 2 is likely to provide more protection to the local heritage through detailed guidance.
<i>Traffic Intrusion</i>	?	?	Both options facilitate mobile phone networks, which may reduce the need to travel and potentially reduce traffic emissions. However, the overall impact is unpredictable.

<b>Natural Resources*</b>			
<b>Objective</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Comments</b>
<i>Previously Developed Land</i>	++	++	Both option promote the use of existing building or structures
<i>Non-Renewable Energy</i>	?	?	Both options facilitate mobile phone networks, which may reduce the need to travel and potentially reduce demand for non-renewable energy sources. However, the overall impact is unpredictable.
<i>Water Conservation</i>	0	0	No significant impact from both options is foreseen.
<i>Waste and Recycling</i>	0	0	No significant impact from both options is foreseen.
<i>Flooding and Hazards</i>	0	0	No significant impact from both options is foreseen.

<b>Quality of Life</b>			
<b>Objective</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Comments</b>
<i>Local Distinctiveness*</i>	+	++	Existing policy aims to ensure that the impact on amenity would be minimal. Option 2 is likely to provide more protection to the local distinctiveness through detailed guidance.
<i>General Attractiveness*</i>	+	++	Existing policy aims to ensure that the impact on amenity would be minimal. Option 2 is more to promote better design, which would protect or improve the appearance of the area through detailed guidance.
<i>Culture, Sport and Leisure</i>	0	0	No significant impact from both options is foreseen.
<i>Sustainable Travel Choices*</i>	?	?	Both options facilitate mobile phone networks, which may reduce the need to travel and improve access to services through improved communications. However, the overall impact is unpredictable.
<i>Crime Prevention</i>	0	++	Existing policy aims to ensure the impact on amenity is minimal. Option 2 is more likely to promote crime prevention through detailed guidance.



# Appendix D

## SA Objectives, Decision Criteria and Indicators

SOCIAL INCLUSION		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To promote a balanced population structure	<ul style="list-style-type: none"> <li>• will the policy or proposal retain and promote factors conducive to social regeneration</li> <li>• will the policy or proposal provide for jobs, services and facilities that will attract and retain the working age population</li> </ul>	<ul style="list-style-type: none"> <li>▪ Population change and structure</li> <li>▪ Population forecasts</li> <li>▪ Migration rates</li> </ul>
To reduce the incidence of multiple deprivation	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for a service or facility that will address an identified local deficiency or inequality</li> <li>• will the policy or proposal include measures to improve economic, social and environmental conditions in areas of greatest need</li> <li>• will the policy or proposal assist in closing the gap between standards of living and opportunity</li> </ul>	<ul style="list-style-type: none"> <li>▪ Indices of Multiple Deprivation</li> <li>▪ Population by socio-economic grouping</li> <li>▪ Educational attainment</li> </ul>



<p>To promote the accessibility of services and facilities to all sectors of society</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal improve access to modern health and social care services</li> <li>• will the policy or proposal provide a service or facility that will address an identified local deficiency</li> <li>• will the policy or proposal provide for access for people with restricted mobility</li> <li>• will the policy or proposal promote affordable transport links to areas of greatest need</li> </ul>	<ul style="list-style-type: none"> <li>▪ Population within easy walking distance of key local services</li> <li>▪ Population within easy walking distance of a bus stop or railway station</li> <li>▪ Proportion of jobs and services within easy walking distance of a bus stop or railway station</li> </ul>
<p>To meet identified local housing needs and promote housing market renewal</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for development that will meet an identified local housing need</li> <li>• will the policy or proposal support the provision of modern affordable housing in areas of greatest need</li> <li>• will the policy or proposal support the promotion of housing market renewal</li> <li>• will the policy or proposal assist in reducing the number of unfit and vacant properties</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dwelling stock by size, type and tenure</li> <li>▪ Number, percentage and location of unfit and vacant properties</li> <li>▪ Average house prices by area</li> <li>▪ Progress against HMRI objectives and indicators</li> </ul>
<p>To promote inclusive, healthy communities*</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal promote healthy lifestyles</li> <li>• will the policy or proposal protect or improve public health and safety</li> <li>• will the policy or proposal assist in addressing health inequalities</li> <li>• will the policy or proposal make appropriate provision for the needs of vulnerable people</li> </ul>	<ul style="list-style-type: none"> <li>▪ Life expectancy</li> <li>▪ Mortality by main cause (Standardised Mortality Ratios)</li> <li>▪ Other local health indicators (to be agreed)</li> </ul>

<b>ECONOMIC GROWTH</b>		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To promote improved economic performance	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for an increase in output and productivity and improved economic performance</li> <li>• will the policy or proposal secure adequate provision for new and emerging target sectors</li> </ul>	<ul style="list-style-type: none"> <li>▪ GVA per head</li> <li>▪ GVA as percentage of regional and national performance</li> <li>▪ Economic activity rates</li> </ul>
To provide for employment growth and business creation	<ul style="list-style-type: none"> <li>• will the policy or proposal encourage an increase in local employment</li> <li>• will the policy or proposal secure the provision of attractive land and premises</li> <li>• will the policy or proposal assist business creation and support business growth</li> <li>• will the policy and proposal exploit local strengths and maximise the use of key facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Employment by sector</li> <li>▪ VAT registrations and de-registrations</li> <li>▪ Analysis of business enquiries</li> <li>▪ Rates of employment development by type and location</li> </ul>
To reduce worklessness and income deprivation	<ul style="list-style-type: none"> <li>• will the policy or proposal contribute towards reducing unemployment and income deprivation</li> <li>• will the policy or proposal contribute towards meeting the employment needs and aspirations of local people</li> <li>• will the policy or proposal promote job opportunities that will be genuinely accessible to people in greatest need</li> </ul>	<ul style="list-style-type: none"> <li>▪ Unemployment by age and duration</li> <li>▪ Percentage of people in employment on social security benefits</li> <li>▪ Average earnings</li> </ul>
To promote the vitality and viability of town centres*	<ul style="list-style-type: none"> <li>• will the policy or proposal contribute to the vitality and viability of an existing centre</li> <li>• will the policy or proposal promote the location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Results of centre health checks</li> <li>▪ New retail, leisure and office development by</li> </ul>

	<p>of appropriate jobs and services within existing centres</p> <ul style="list-style-type: none"> <li>• will the policy or proposal restrict development that would harm the vitality and viability of existing centres</li> <li>• will the policy or proposal encourage a sequential approach to site selection</li> </ul>	<p>type and location</p> <ul style="list-style-type: none"> <li>▪ Vacancy rates by centre</li> <li>▪ Retail rents</li> </ul>
<p>To maximise provision for high quality tourism</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal protect and improve existing tourism resources</li> <li>• will the policy or proposal encourage the development of local tourism and visitor facilities</li> <li>• will the policy or proposal hinder the attraction additional visitors and tourism investment</li> </ul>	<ul style="list-style-type: none"> <li>▪ Number and type of visits by duration and location</li> <li>▪ Type, number and location of visitor facilities</li> <li>▪ Number, quality and location of bedspaces</li> </ul>

<b>ENVIRONMENTAL PROTECTION*</b>		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maintain and improve biodiversity and natural habitats	<ul style="list-style-type: none"> <li>• will the policy or proposal promote biodiversity or contribute to habitat creation</li> <li>• will the policy or proposal protect sites already recognised as important for nature conservation or earth science</li> <li>• will the policy or proposal assist in the delivery of an approved Biodiversity Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>▪ Number, area and condition of sites designated for nature or earth science conservation</li> <li>▪ Area and condition of Biodiversity Action Plan habitats</li> <li>▪ Progress against other Biodiversity Action Plan targets</li> </ul>
To minimise pollution to land, water or air	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for the prevention or minimisation of pollution at source</li> <li>• will the policy or proposal provide for the remedy or treatment of an existing source of pollution</li> <li>• will the policy or proposal protect or improve the quality of ground, surface and coastal waters</li> <li>• will the policy or proposal minimise the loss of productive land and the opportunity for land contamination</li> <li>• will the policy or proposal minimise the likelihood of light or noise intrusion</li> <li>• will the policy or proposal protect or improve air quality and serve to reduce the emission of greenhouse gases</li> </ul>	<ul style="list-style-type: none"> <li>▪ Population living in Air Quality Management Areas</li> <li>▪ Number of days air pollution is moderate or high</li> <li>▪ Proportion of rivers registering good or fair for chemical and biological water quality</li> <li>▪ Number of beaches and coastal areas gaining international flag status</li> <li>▪ Number and area of Part 2A contaminated sites</li> <li>▪ Area and percentage of high quality agricultural land lost to development</li> </ul>

<p>To conserve local heritage</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for the conservation of designated conservation areas</li> <li>• will the policy or proposal provide for the preservation of listed buildings and structures</li> <li>• will the policy or proposal conserve other locally important buildings or townscapes</li> <li>• will the policy or proposal promote the protection of archaeology</li> </ul>	<ul style="list-style-type: none"> <li>▪ Number, area and condition of designated conservation areas</li> <li>▪ Number, area and condition of designated Historic Parks and Gardens</li> <li>▪ Number of Listed Buildings on English Heritage Buildings at Risk Register</li> <li>▪ Number and condition of Scheduled Ancient Monuments</li> </ul>
<p>To provide for the separation of incompatible land uses</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal protect the amenity of sensitive uses such as residential areas, hospitals and nursing homes</li> <li>• will the policy or proposal direct activities likely to cause nuisance away from sensitive uses such as residential areas, hospitals and nursing homes</li> <li>• will the policy or proposal minimise the opportunity for hazards and accidents and maximise public safety</li> </ul>	<ul style="list-style-type: none"> <li>▪ Number of homes falling within the consultation distance of a Part A industrial process</li> <li>▪ Number of homes falling within a major hazard consultation zone</li> <li>▪ Number of people reporting disturbance from environmental nuisance</li> </ul>
<p>To reduce the impact of traffic intrusion in residential areas</p>	<ul style="list-style-type: none"> <li>• will the policy or proposal seek to minimise the impact of traffic on residential roads</li> <li>• will the policy or proposal route commercial and other traffic to main routes away from residential areas</li> <li>• will the policy or proposal assist in the reduction of traffic congestion and vehicle emissions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Road accidents per 100,000 people</li> </ul>

<b>NATURAL RESOURCES*</b>		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maximise the use of previously developed urban land	<ul style="list-style-type: none"> <li>• will the policy or proposal maximise the use of previously developed urban land and buildings</li> <li>• will the policy or proposal restrict development on previously undeveloped urban land and other urban open spaces</li> <li>• will the policy restrict development in the open countryside</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proportion of new houses built on previously developed land</li> <li>▪ Proportion of new commercial development on previously developed land</li> </ul>
To minimise the reliance on non-renewable energy sources	<ul style="list-style-type: none"> <li>• will the policy or proposal promote the use of renewable energy</li> <li>• will the policy or proposal minimise the use of non-renewable energy sources, promote fuel efficiency and energy conservation</li> <li>• will the policy or proposal promote the use on new and clean technologies</li> </ul>	<ul style="list-style-type: none"> <li>▪ Average energy consumption per head</li> <li>▪ Proportion of new homes built to ECO Homes standard</li> <li>▪ Number and type of renewable energy schemes and quantity of power generated</li> </ul>
To promote sustainable drainage and water conservation	<ul style="list-style-type: none"> <li>• will the policy or proposal minimise the impact on the water environment</li> <li>• will the policy or proposal maximise water conservation</li> <li>• will the policy or proposal provide for sustainable drainage systems</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proportion of development using sustainable drainage systems</li> <li>▪ Average water consumption per household</li> </ul>
To minimise waste generation and maximise recycling	<ul style="list-style-type: none"> <li>• will the policy or proposal promote waste reduction</li> <li>• will the policy or proposal provide for an increased rate of domestic and commercial recycling</li> </ul>	<ul style="list-style-type: none"> <li>▪ Annual volume of waste arisings by type and source</li> <li>▪ Proportion of municipal waste recycled and composted</li> </ul>

	<ul style="list-style-type: none"> <li>• will the policy or proposal minimise the amount of waste going to landfill</li> <li>• will the policy or proposal promote the use of recycled materials in construction projects</li> </ul>	<ul style="list-style-type: none"> <li>▪ Annual volume of waste sent to landfill</li> </ul>
To minimise the impact of flooding and other natural hazards	<ul style="list-style-type: none"> <li>• will the policy or proposal restrict development in areas of recognised risk</li> <li>• will the policy or proposal only permit development following an appropriate assessment of flood risk</li> <li>• will the policy or proposal promote development that will withstand the impact of climate change</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proportion of new development in flood risk areas</li> <li>▪ Proportion of new development in areas at risk from coastal erosion</li> <li>▪ Number of planning approvals contrary to Environment Agency advice</li> </ul>

<b>QUALITY OF LIFE</b>		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maintain and promote a locally distinctive sense of place*	<ul style="list-style-type: none"> <li>• will the policy or proposal provide for development that will respect the distinctive character of the locality</li> <li>• will the policy or proposal promote high quality urban design</li> <li>• will the policy or proposal promote the conservation of distinctive landscapes and other natural features such as, trees, hedges, ponds, rivers and coastlines</li> </ul>	<ul style="list-style-type: none"> <li>▪ Area of Green Belt</li> <li>▪ Area of woodland and tree cover lost to development</li> <li>▪ Extent of areas designated as high quality landscapes</li> </ul>
To protect and improve the attractiveness of the area*	<ul style="list-style-type: none"> <li>• will the policy or proposal serve to promote the well-being of the area</li> <li>• will the policy or proposal serve to minimise any negative perceptions about the area</li> <li>• will the policy or proposal serve to promote the social, economic and environmental regeneration of areas of greatest need</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residents satisfaction surveys</li> </ul>
To maximise opportunities for culture, sport and leisure	<ul style="list-style-type: none"> <li>• will the policy or proposal retain adequate provision of facilities for culture, sport and leisure</li> <li>• will the policy or proposal promote additional provision to meet identified needs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Type, number, size and location of facilities for sport, recreation and leisure</li> <li>▪ Population within easy walking distance of sport, recreation and leisure facilities</li> <li>▪ Residents satisfaction surveys</li> </ul>



	<ul style="list-style-type: none"> <li>• will the policy or proposal serve to assist in the promotion of local culture and history</li> </ul>	
To promote sustainable travel choices*	<ul style="list-style-type: none"> <li>• will the policy or proposal promote easy accessibility to homes, jobs and services by alternatives to the private car</li> <li>• will the policy or proposal make appropriate physical provision for walking, cycling and the use of public transport</li> <li>• will the policy or proposal promote sustainable travel choices and a reduction in traffic congestion</li> <li>• will the policy or proposal encourage the greater use of rail and water for freight transport</li> </ul>	<ul style="list-style-type: none"> <li>▪ Extent of new development within easy walking distance of a bus stop or railway station</li> <li>▪ Journey to work by location, mode and distance</li> <li>▪ Location and length of designated cycle tracks</li> <li>▪ Volume of freight by mode</li> </ul>
To minimise opportunities for crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• will the policy or proposal promote measures to maximise crime prevention</li> <li>• will the policy or proposal provide for measures to minimise the opportunity for anti-social behaviour</li> </ul>	<ul style="list-style-type: none"> <li>▪ Crime rates per 1000 people</li> <li>▪ Proportion of people reporting fear of crime</li> </ul>