

Sustainability Appraisal (SA) (Approved May 2008) for

Hollowell & Teeton, Northamptonshire: Village Design Statement

1. Introduction

- 1.1 This Sustainability Appraisal has been prepared by the Hollowell and Teeton Village Design Statement Working Group and accompanies the Hollowell and Teeton Village Design Statement (VDS).
- 1.2 Should you require any further information about it, please contact: Karen Britton, Senior Planning Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP. Tel: 01327 302581 E-mail: kbritton@daventrydc.gov.uk
- 1.3 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of the VDS. The SA considers the VDS implications, from a social, economic and environmental perspective and against available baseline data and sustainability objectives. A Scoping Report of the SA was prepared in December 2006. This highlighted a suggested Sustainability Framework and objectives, which provided a baseline for further work, in order to prepare the SA (Consultation Draft) and the VDS (Consultation Draft). The Scoping Report was circulated to the three SEA Consultation Bodies (Natural England, English Heritage, and The Environment Agency) as required by legislation. In addition to this statutory requirement and to provide an opportunity at an early stage for a more local input, we also sought views from Hollowell and Teeton Parish Council. The responses to the Scoping Report are summarised in Appendix A.
- 1.4 A Sustainability Appraisal (Consultation Draft) (SACD) was then produced to accompany the Hollowell and Teeton Village Design Statement (Consultation Draft). Both documents were approved for public consultation at the Council's Planning Committee on 26/9/07 and Strategy Group on 11/10/07. Consultation took place on these documents for a period of 6 weeks until 14/12/08. The consultation was in accordance with the Statement of Community Involvement. The final drafts of both documents returned to Planning Committee on 2/4/08 and Strategy Group on 17/4/08, with the Hollowell and Teeton Village Design Statement being Adopted as a Supplementary Planning Document under the Planning and Compulsory Purchase Act 2004 at Full Council on 15th May 2008. The Sustainability Appraisal (SA) was approved as an accompanying, but separate document to the Development Brief. The responses to the SACD are contained in Appendix B.

2. The SA Context

- 2.1 The parish of Hollowell and Teeton (including Highfield Park) occupies an area of about 4 square miles of the Northamptonshire Uplands. The area varies greatly in altitude. The highest point is to the south west of Hollowell reaching 165 metres above sea level on the crossroads of the roads from Teeton to Guilsborough and Hollowell to Ravensthorpe. The lowest point in Hollowell is about 100 metres on the Stowe Brook near the mill. The area around Teeton varies from about 125 metres at the centre of the village to 86 metres at Teeton Mill. Highfield Park is 121 metres above sea level. The Northamptonshire Uplands contain some of the County's finest landscapes. The locality is almost entirely agricultural
- 2.2 The parish boundary crosses two reservoirs. Hollowell Reservoir is an important landmark in the local landscape and has a flourishing sailing club. Ravensthorpe Reservoir is close by and both reservoirs provide attractive walks, fishing and bird watching.
- 2.3 Hollowell is situated one mile from the A5199, 9 ½ miles north west from Northampton. Always a small agricultural settlement, Hollowell's population peaked in 1831 at 318 and by 1901 it had shrunk to 145. After this there was a steady climb to 353 in 2001 (this figure includes the population of Teeton). In 2000 there were 115 households in Hollowell (including Highfield Park).
- 2.4 The character of three main "arms" of Hollowell village are of mixed sizes and styles and includes some dwellings that have been built on the site of older houses. After the late 1970s development has been mainly in-fill, most notably Home Farm Lane, and has remained within the earlier village boundaries. Three narrow roads from the east, south and west meet in the centre of Teeton at the entrance to Teeton Hall to form the principle area of settlement. Dwellings are of mixed sizes and styles with the variety ranging from 17th to 20th Century

3. Introduction to Sustainability Appraisal

- 3.1 Local planning authorities must now comply with European Union Directive 2001/42/EC. This requires formal strategic environmental assessment of certain plans and programmes, which are likely to have significant effects on the environment. This applies to all local development documents. PPS 12: Local Development Frameworks (2004) also makes this a requirement.
- 3.2 Section 39 of the Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development: a widely used definition of this was drawn up by the World Commission on Environment and Development (1987) as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.
- 3.3 The Government has set out 5 principles in Securing the Future Delivering UK Sustainable Development Strategy (DEFRA 2005) which are:
- 1) Living within environmental limits
 - 2) Ensuring a strong, healthy and just society
 - 3) Sustainable economy
 - 4) Using sound science responsibly
 - 5) Promoting good governance.
- 3.4 Sustainability Appraisal (SA) is a systematic appraisal process aimed to appraise the social, environmental and economic effects of planning strategies and policies to ensure that decisions are made in accord with sustainable development.
- 3.5 To assist in ensuring that SA meets the requirements of the SEA Directive, the Office of the Deputy Prime Minister (ODPM) has prepared “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents” (November 2005).

4. The SA Framework and Objectives

- 4.1 The SA Framework is there to identify sustainability issues and the desirable directions of change whilst the objectives define what SPD will be assessed against. In order to facilitate legibility and ease of understanding and use, the sustainability objectives and criteria have been set out in the form of a matrix. An explanation of the methodology for formulating the SA Framework is presented below.

- 4.2 The SEA topics, as identified in the SEA Directive, form the general basis for the contents of the matrix. These topics include: Biodiversity, Water & Soil, Population & Human Health, Air, Climatic Factors, Material Assets, Social Inclusiveness and Economic Development.
- 4.3 The next step is to identify and develop the sustainability objectives that will underpin the VDS. The objectives for the Sustainability Appraisal have been developed from work carried out by Jaquelin Fisher Associates Ltd, which has been revised by Environ UK Ltd, who have been working on a joint SEA/SA of the Core Strategy for Daventry District Council, Northampton Borough Council and South Northamptonshire Council. The full list of SEA/SA objectives are included in the matrix, however some will not be applicable to the VDS. Where this is the case N/A has been put into the matrix criteria section with a brief comment in italics. For information, SEA/SA is an iterative process therefore the objectives may change in the future.
- 4.4 Following on from the identification of objectives, a range of associated criteria have been identified to provide further clarity in respect of future development directions as well as to assist in the appraisal process. The criteria provide a more specific elaboration of the individual objectives. They focus specifically on the items, which are of direct relevance to the VDS preparation. The results of the appraisal will be recorded using the compatibility key developed by Jaquelin Fisher Associate and revised by Environ UK Ltd.
- 4.5 It should be highlighted that the SA should not aim to repeat work already highlighted through the Local Plan/Local Development Framework. The aim of the SA will be to try and ensure that Hollowell & Teeton VDS is designed to ensure that it fits into the Local Plan/Local Development Framework in a sustainable manner; that it promotes sustainable links with surrounding areas; and that building materials, landscape works etc promote sustainability. Sustainability issues to be considered include cultural and environmental aspects.

Compatibility Key

✓	Compatible
-	Neutral
?	Uncertainty
X	Potential Conflict

Key to Colour Coding

Dark Green	Strongly supports achievement of the objective
Light Green	Supports achievement of the objective
White	No relationship
Yellow	Uncertain / Level of support unknown
Light Orange	Conflicts with the achievement of the objective
Dark Orange	Strongly Conflicts with the achievement of the objective

SA Framework – Objectives and Criteria

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA1	To protect and enhance designated wildlife sites and priority habitats and species within the Northamptonshire Biodiversity Action Plan and increase biodiversity and variety of habitats within the area	Does the VDS identify wildlife sites and habitats of value to the village and make recommendations to ensure that they are protected and enhanced?	✓	Wildlife sites and habitats are encouraged generally and some hedges and trees are identified on the map. Trees and hedgerow retention and management is promoted.
		Is there potential for the VDS to have negative impacts on designated or qualifying sites / protected species? If so can these be mitigated	✓	No. VDS is supportive of protection and enhancement of designated wildlife sites.
		Will the VDS enhance biodiversity/habitats?	✓	Existing habitats are recommended for retention and the creation of new habitats is encouraged. The Northamptonshire Biodiversity Action Plan is also referred to.
SA2	Provide opportunities for people to increase awareness and appreciation of the ecological resource	Will people's awareness/appreciation of the ecological resource be increased?	?	Specific opportunities are not identified nor is a programme of ecological awareness planned.
SA3	Maintain or enhance air quality across the area and supports a transport network which minimises detrimental impacts on air quality	N/A <i>Not within the remit of the VDS</i>		

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA4	To minimise energy usage and to increase the proportion of energy generated from renewable sources whilst limiting risk to people and properties from the effects of climate change	Does the VDS include measures aimed at promoting reduced energy demand and enhanced efficiency and renewable generation in the layout and design of buildings?	✓	The use of energy conservation and use of renewables is recommended.
		Does the VDS promote and encourage sustainable design and construction that respects the local landscape character	✓	The local landscape character is emphasised.
		Does the VDS promote design for more extreme climatic events, incorporating robust and weather resistant built forms	✓	Improvements in design and use of appropriate materials is encouraged within the VDS
SA5	To develop a more sustainable pattern of water supply, whilst managing existing resources and maintaining and improving the quality of ground and surface water	Will the VDS incorporate measures to ensure that water is used more sustainably, e.g. low water use devices, grey water recycling, rainwater collection?	-	The historic aspect of water supply is noted within the VDS.
		Are measures in place to maintain and improve the quality of ground and surface water	-	N/A <i>Not within the remit of the VDS</i>

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA6	Ensure that new development is not located within the areas of high (or unacceptable) flood risk	Does the VDS highlight potential risk areas?	-	Location of natural water courses (streams) and a reservoir are identified within the VDS. However it is considered that other 'Local Development Framework' documents will set the policies for development location and related flood risk issues and policies
SA7	To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use through optimising the use of previously developed land and buildings	Does the VDS take note of changes in land level in terms of the layout/design of the site?	✓	Yes, guidance is provided.
		Does the VDS consider the use of previously developed land buildings?	✓	Guidance highlights the different plot characters of different development areas. Guidance is general rather than specific.
		Does the VDS optimise land use and promote the conservation and land use of buildings of conservation value?	✓	General rather than specific guidance is given.
SA8	To minimise waste, increase the reuse and recycling of waste materials and reduce the volume of waste disposed of to landfill	Does the VDS promote design and layout, which facilitates and promotes reduction, re-use, recovery and recycling of waste?	-	<i>N/A Not within the remit of the VDS</i>
		Does the VDS include specific measures to reduce the amount of construction waste produced?	-	<i>N/A Not within the remit of the VDS</i>
SA9	To preserve, enhance and increase awareness of the historic and cultural environmental and archaeological assets	Does the VDS enhance and respect the character and setting of Hollowell & Teeton's historic, cultural and archaeological assets?	✓	The retention of cultural, historic and archaeological assets is encouraged.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA10	To protect and enhance the diversity of natural and built environments of the area	Does the VDS help reinforce the distinctive quality/local context and character of the existing landscape/villagecape?	✓	Important local characteristics are identified and retention is encouraged.
		Does the VDS promote and encourage sustainable design and construction that respects the local landscape character?	✓	The local landscape character is emphasised.
SA11	To provide a strategic network of Green Infrastructure across the area	Does the VDS provide high quality Green Infrastructure linked to adjacent green areas and considered against the Strategic GI Studies undertaken across Northamptonshire led by the River Nene Regional Park Team?	✓	Important open spaces are identified and retention is encouraged.
SA12	To promote and enhance human health & amenity through access to safe, clean, pleasant environments, facilities and education.	Does the VDS include measures which will improve human health and amenity e.g. through providing access to open space, local facilities and education?	✓	Local footpaths and recreational areas are identified within the VDS
SA13	To improve community safety, reduce crime, anti-social behaviour and the fear of crime	Does the VDS suggest designs and layouts, which reduce opportunities and the potential fear of crime?	-	No specific measures are identified.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA14	To provide adequate educational facilities and opportunities for everyone to acquire appropriate skills and knowledge to support the business base of the area and to play a full part in society.	Does the VDS provide opportunities for education / learning skills?	-	N/A <i>Not within the remit of the VDS</i>
SA15	To promote and support the development and growth of social capital within the area and to make local facilities, services and amenities readily accessible for everyone including those most in need.	Does the VDS help create opportunities for social connections / interaction amongst people?	-	Local Community facilities are identified within the VDS
		Are facilities, services and amenities readily accessible to everyone, including those most in need?	-	<i>Not within the remit of the VDS</i>
SA16	To develop a strong culture of enterprise and innovation	Does the VDS promote innovative design in its construction?	?	<i>No specific or general recommendations are made.</i>
SA17	To create high quality employment opportunities	Does the VDS enable small scale appropriate industrial / business development in accordance with Local Plan Policy?	-	Existing local businesses are identified within the VDS and no specific restrictions are recorded in respect of small scale business development.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA18	To protect, promote and enhance the built environment, infrastructure, equipment, and other assets to provide the necessary infrastructure and facilities for residents and businesses within the area	Does the VDS promote and encourage sustainable design and construction that respects the local landscape character?	✓	Together the guidelines aim to protect the built environment.
		Does the VDS protect and enhance the local environmental infrastructure and facilities including sewage network and treatment capacity?	✓	Infrastructure and other assets are identified and retention is recommended.

5. Prediction of the effects

5.1 Assessing the sustainability effects

It is necessary to determine any significant effects of the VDS. This includes an assessment of the probability, duration, frequency and reversibility of the effects on the geographical area.

The main social, environmental and economic issues identified are as follows:

5.2 Social

The VDS will help ensure that any development has a positive social effect.

5.3 Economic

In general terms any negative future economic impact is minimised.

5.4 Environmental

The VDS will result in high quality, sustainably designed development, which promotes design standards that will enhance the visual character of the village, whilst ensuring habitat creation and ecological diversity.

The VDS will be monitored in the following way:

- The proposals will be monitored on an annual basis as part of the Annual Monitoring Report for the Daventry Local Development Framework;
- The process of the control of development through planning applications, applications for approval of reserved matters and controls on the use of materials secured by planning condition, will assist with monitoring, along with the submission of the Design Statement.

APPENDIX A Responses to Scoping Report

Organisation	Comments Received	Response to Comments
English Heritage	None received	None required
Natural England	Overall we are supportive of the Council and the Hollowell & Teeton Parish Council VDS Working Party producing the Village Design Statement and the draft scoping report.	Considered during preparation of Sustainability Appraisal
	SA1 – suggest rewording. Instead of using ' <i>qualifying habitats and species</i> ' that it would be better to use ' <i>and priority habitats and species within the Northamptonshire Biodiversity Action Plan</i> ' Reference to Northamptonshire Biodiversity Action Plan to be added.	Suggested amendments – included in SA1
	SA2, 3, & 10 – support the objectives and criteria questions	Objectives and criteria – retained in SA2, 3 & 10

	<p>SA4, 10 & 18 – sustainable design and construction are key elements in sustainable development and the consideration of planning applications for new development and for the alteration of existing buildings. These issues should therefore be considered in the Village Design Statement. Energy conservation and the promotion of renewable energy are dimensions of this. We would suggest that the objective SA4, SA10 and SA 18 be assessed against the following questions – <i>“Does the VDS promote and encourage sustainable design and construction that respects the local landscape Character”</i></p>	<p>Suggested amendments – included in SA4, 10 & 18</p>
	<p>SA11 – suggest amending question to refer to Green Infrastructure initiatives.</p>	<p>Suggested amendments – included in SA11</p>
<p>The Environment Agency</p>	<p>Thanks for consulting on the Scoping Report and comments provided</p>	<p>Considered during preparation of Sustainability Appraisal</p>

	General comments and observations made in respect of Scoping Report and references to SA1, SA3, SA5, & SA7.	Comments noted during preparation of Sustainability Appraisal
	SA11 – reference should be made to the Northamptonshire Green Infrastructure Strategy	Reference included in SA11
	SA18 – Infrastructure issues referred to should have regard to environmental infrastructure, including sewage network and treatment capacity.	References included in SA18

APPENDIX B Responses to Sustainability Appraisal (Consultation Draft)

Organisation	Comments Received	Response to Comments
Natural England	None	None required
English Heritage	None	None required
Environment Agency	<p>Part of the village of Hollowell is shown to be within Flood Zone 3 'high probability' as detailed on the Environment Agency's Flood Zone Maps recently issued to your Authority.</p> <p>The Environment Agency recommends, in agreement with Objective number SA6 of the Village Design Statement (VDS), that any proposed development within Flood Zone 3 should be the subject of a Planning Policy Statement 25 (PPS25) compliant Flood Risk Assessment and that the Planning Authority would need to be satisfied that the Sequential Test and where required that the Exception Test has been properly applied and passed.</p> <p>The Environment Agency's standing advice at www.pipernetworking.com/floodrisk sets out criteria and requirements</p>	<p>None required – already referred to in VDS</p> <p>Insert reference to WNSFRA in VDS</p>

	<p>for flood risk assessments for new proposed developments. The VDS should refer to the West Northants Strategic Flood Risk Assessment in identifying areas at risk of flooding.</p> <p>The Environment Agency would request that we be consulted on the Design Statement at an early stage and on any individual planning applications which we may have specific environmental concerns.</p> <p>The Environment Agency has produced its own guidance for sustainable construction in the form of a pack called 'A guide for Developers', available at www.environment-agency.gov.uk/developers</p>	<p>None required – already happens through planning process</p> <p>Insert in to VDS for developers' information</p>
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