

APPENDIX 5

Sustainability Appraisal

Leek Town Centre // Draft Final Masterplan Report // June 2012





STAFFORDSHIRE MOORLANDS SUSTAINABILITY APPRAISAL OF THE DRAFT LEEK TOWN CENTRE MASTERPLAN

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STAFFORDSHIRE MOORLANDS SUSTAINABILITY APPRAISAL OF THE LEEK TOWN CENTRE MASTERPLAN

PART I – Non Technical Summary

1. Introduction

1.1 In June 2009 Staffordshire Moorlands District Council, Advantage West Midlands and Staffordshire County Council commissioned a Masterplan for Leek Town Centre. The overall aim is to address the need to reinforce Leek within the sub-region, in defining it as an interesting and distinctive place to visit, shop, live and work. The principal objectives supporting this aim are: to identify employment opportunities through the redevelopment of vacant and underutilised land and property; to identify the potential to increase resident and visitor expenditure; and to strengthen the town's role as a service and retail hub. The Masterplan will also inform the preparation of the Local Development Framework (LDF).

1.2 This document forms the Sustainability Appraisal of the Draft Masterplan for Leek. It includes an assessment of the Masterplan objectives on sustainability, a sustainability assessment of the interventions considered for the opportunity sites (maximum and minimum), an assessment of the cumulative effects of the draft Masterplan on sustainability, followed by an appraisal of the effects of the Draft Final Masterplan on sustainability. Key officers and consultants from BE Group and Taylor Young have been closely involved with the preparation of the Sustainability Appraisal.

2. Sustainability Appraisal Scoping Report

2.1 As part of the Development Plan Document pre-production stage, the District Council has published a *Sustainability Appraisal Scoping Report for the Staffordshire Moorlands Local Development Framework (LDF)*. This forms the key document in the first stage of the SA. The Report helps to set the context of the LDF, define its objectives, establish a baseline and decide on the scope and level of detail required of the Sustainability Appraisal, to ensure that sustainability concerns will be taken into account throughout production of the LDF. A copy of the Scoping Report can be viewed on the District Council's website at www.staffsmoorlands.gov.uk.

3. Leek Town Centre Masterplan Spatial Objectives

3.1 Three spatial objectives were identified in the Masterplan brief for the work and these have subsequently been defined as Strategic Spatial Objectives. These three Strategic Spatial Objectives have been specifically identified for the Town Centre Masterplans and apply to both Leek and Cheadle. (These are different to the key objectives identified for the wider LDF in the Scoping Report and are derived from the issues identified through work on early consultations and the evidence base.) The objectives set out the desired outcomes the Council will aim to achieve through implementation of the document.

1. Identify employment opportunities through the redevelopment of vacant and under utilised land, properties and mills and enhancement of existing property.
2. Identify the potential to increase resident and visitor expenditure and reduce the leakage of expenditure to other centres.
3. Strengthen the retail and service hubs of the town centre.

3.2 Following the production of the Baseline report seven spatial objectives specific to Leek were derived by the consultants and used to select the Opportunity Sites. These are as follows:

1. Regeneration Benefits
2. Place making contribution to environment
3. Night-time economy benefits
4. Cultural added value
5. Commercial added value
6. Community added value
7. Linkage to other opportunity sites / projects.

4. Sustainability Appraisal of the Leek Town Centre Masterplan

4.1 The Sustainability Appraisal was undertaken by a 'SA team' which comprised officers from different departments with different expertise within Staffordshire Moorlands District Council, consultants from BE Group and Taylor Young.

Appraisal of the Spatial Masterplan Objectives

4.2 The SA indicates that the three Masterplan spatial objectives identified in the brief and the seven objectives identified by the consultants to assess the opportunity sites have a significant number of positive impacts on sustainability, having a particularly positive impact on the social and economic sustainability objectives. The negative impacts are where redevelopment would require demolition of existing buildings and displacement of existing businesses; however the aim is to replace them within new developments which would be more energy efficient. The increased night-time economy could increase the potential for anti-social behaviour and mitigation measures would need to be explored. Better retail provision may generate increased car use although this should be offset by residents shopping in the town centre rather than going elsewhere, potentially through linked trips. More investigation is needed in terms of conservation and enhancement of biodiversity sites and the protection of key habitats and species.

4.3 The Masterplan Objectives were also compared with the Core Strategy Objectives and the assessment indicated that they complement each other well. The only conflict arises from increasing the number of visitors to Leek which could generate additional traffic, although the improved retail offer may increase the number of local residents shopping in the town, reducing the need to travel elsewhere. The Masterplan seeks to improve the route to car parks and the capacity to accommodate visitors and shoppers reducing the need to tour around seeking spaces.

Appraisals of Maximum and Minimum Interventions on Sustainability

4.4 The sustainability appraisal of the maximum and minimum interventions on the Opportunity Sites influenced the final draft Town Centre Masterplan. The following table indicates the options selected for the final draft Masterplan or reflects planning permission that has been granted on the site since the Masterplan process commenced.

Opportunity Site	Intervention Selected
OS1 California Mill Area	Arts, Leisure, Education & Business Incubator Maximum intervention reflects SA outcome
OS2 Former British Trimmings Site	Residential Consent for Extra Care Scheme (See Below*)
OS3 Eaton House and surrounding Area	Employment and Residential Consent for Residential Use (See Below*)
OS4 Portland Street Mill Area	Employment (Industrial/Office) Refurbishment & New Build or New Build Hotel Maximum intervention reflects SA outcome
OS5 London Mill / York Mill Area	Hotel and Residential and/or live work Maximum intervention reflects SA outcome
OS6 War Memorial Area	Leisure, Residential and Decked Car Park Maximum intervention reflects SA outcome
OS7 Smithfield Centre and Bus Station	Refurbished and extended retail and enhanced bus station Maximum intervention reflects SA outcome

Opportunity Site	Intervention Selected
OS8 Compton Mill Area	Mixed Use Residential, Retail and Office Consent for Residential Use (See Below*)
OS9 Pickwood Road Area	Retail and Car Parking Maximum intervention reflects SA outcome
OS10 Former Broad Street Garage	Retail and Offices Maximum intervention reflects SA outcome
OS11 Land rear of St Edwards Street	Residential Maximum intervention reflects SA outcome
OS12 High Street car park	Decked Car Parking Maximum intervention reflects SA outcome
OS13 Market Street Car Park	Public Square and Café Minimum intervention performed better in SA (see below*)
OS14 Foxlowe Site	Leisure, Office and Residential Maximum intervention reflects SA outcome
OS15 Premier Garage	Mixed-Use Redevelopment Combination of minimum and maximum interventions reflects SA outcome

Maximum employment slightly better
Maximum intervention reflects SA outcome
Both interventions had similar sustainability impacts
Maximum performed better in SA

Effects of final Draft Masterplan on Sustainability

4.5 The table below indicates the overall positive long term effect the implementation of the Final Draft Masterplan would have on Leek Town Centre.

+ = Positive ++ = Significantly Positive -- = Significantly Negative
- = Negative
0 = Neutral (no significant positive or negative effects)
? = Impact Unknown
I = Impact dependent on how implemented

Different components within an Option may generate varying impacts. This is indicated by '/'.

**Staffordshire Moorlands LDF Leek Town Centre Masterplan (June 2012)
Sustainability Appraisal**

SA Objectives	Short Term (less than 1 year)	Medium Term (1-5 years)	Long Term (5 years or more)	Summary of Appraisal
Social	-/+	+	++	Positive effect over time as development in Leek takes place which improves services/ facilities and strengthens the retail offer. Provision of additional dwellings including affordable housing and extra care housing within the town will provide more choice and meet the needs of local residents. More efficient use of land and increased employment opportunities in the town will provide greater opportunity to work locally. All of these positive effects direct development to more sustainable locations and reduce the need to travel.
Environment	-/+	-/+	-/+	Due to the land included in the masterplan being predominantly previously developed and not within a Flood Zone there are few negative cumulative environmental impacts identified however Habitat and Protected Species Surveys may need to be carried out for some of the opportunity sites and any necessary mitigation and/ or compensatory measures implemented. There may be a negative impact of contamination being exposed through redevelopment but positive impact of remediation of any contamination. There are positive effects such as encouraging further development of tourism and culture. Other positive impacts are the re-use of existing buildings and more efficient use of brownfield land and redevelopment of vacant properties and enhancement of existing property.
Economic	-/+	-/+	++	The assessment shows that the draft masterplan has mainly positive effects on the economic objectives. Generation of additional jobs through new retail, leisure, tourism and business development in Leek. Diversifying the employment opportunities the town has to offer. However there are likely to be negative impacts including the loss of land in employment use and jobs on Opportunity Sites as part of redevelopment. It is recommended that measures are taken to re-provide any lost land in employment use and to relocate affected businesses either on redeveloped sites or elsewhere in the town. There is an on-going need to ensure that the District's workforce skills match local employment opportunities.

5. The Next Stages

This document forms Appendix Five of the Draft Final Masterplan document that will be out for formal consultation in autumn 2012.

Copies of the Sustainability Appraisal Scoping Report for Staffordshire Moorlands Local Development Framework (LDF) and further copies of this Report can be found at:
www.staffs Moorlands.gov.uk

PART II

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Section A – How the Masterplan Options were developed and Assessment Undertaken

In June 2009 Staffordshire Moorlands District Council, Advantage West Midlands and Staffordshire County Council commissioned a Masterplan for Leek Town Centre. The overall aim is to identify a complementary set of development opportunities that will stimulate economic growth through private and public sector intervention. The Masterplan will direct the District Council and other partners' approaches to improving the town centre. The Masterplans will also inform the preparation of the Local Development Framework (LDF).

Three spatial objectives were identified in the Masterplan brief for the work and these have subsequently been defined as Strategic Spatial Objectives. These three Strategic Spatial Objectives have been specifically identified for the Town Centre Masterplan and are different to the key objectives identified for the wider LDF in the Scoping Report. They are derived from the issues identified through work on early consultations and the evidence base. The objectives set out the desired outcomes the Council will aim to achieve through implementation of the document.

1. Identify employment opportunities through the redevelopment of vacant and under utilised land, properties and mills and enhancement of existing property.
2. Identify the potential to increase resident and visitor expenditure and reduce the leakage of expenditure to other centres.
3. Strengthen the retail and service hubs of the town centre.

A Baseline Report represented the first stage in the process leading to the production of the Masterplan. This included a review of national, regional and local planning policy in relation to town centres and reports on retailing and regeneration. Census data was analysed to gain an understanding of the socio-economic position of the catchment for Leek. Desktop surveys, field surveys and retailer surveys were also undertaken by the consultants. The Baseline Report provided a broad data set in order to develop options for change and development in the Town Centre.

The consultation process included a public launch and Stakeholder workshops, Councillor workshops and Leek Chamber of Trade Workshops at each stage of the process. Local communities, users of Leek Town Centre, the District Council and Staffordshire County Council, Officers and Member groups, businesses, land and property owners and developers have all played a vital role in the development of the Masterplan.

At these consultation events a list of different options and projects were generated, informed by the baseline research, discussions, best practice and professional knowledge and experience. Assessment involved analysis against the agreed objectives, reviewing how well each of the options performed with respect to meeting the objectives, the deliverability of the options involving broad financial, property demand, land ownership and policy considerations.

During the Masterplan process seven spatial objectives specific to Leek were derived and used to select the Opportunity Sites. These are as follows:

1. Regeneration Benefits
2. Place making contribution to environment
3. Night-time economy benefits

4. Cultural added value
5. Commercial added value
6. Community added value
7. Linkage to other opportunity sites / projects.

Additional objectives specific to Leek are:

- Preparing clear proposals for ensuring that pedestrian movement is improved between those areas that are performing significantly below their economic potential (e.g. St Edwards Street) and those currently receiving the highest levels of footfall (e.g. Derby Street);
- Identifying the existing geographical cluster of antiques and reproduction furniture retailers/workshops in Leek (centred around the junction of St Edward Street and Brook Street/Broad Street) and suggesting how the economic impact of this area could be improved;
- Identifying ways to physically link Leek Town Centre more strongly with Brough Park;
- Recommend improvements aimed at increasing the connectivity and economic impact of Leek bus station; and
- Identifying suitable uses or enhancements for the identified Opportunity Sites.

Key to the whole process was a sustainability appraisal that takes into account the Masterplan objectives on sustainability, an assessment of the sustainability of the interventions considered for the opportunity sites (maximum and minimum interventions), an assessment of the cumulative effects of the draft Masterplan on sustainability, followed by an appraisal of the effects of the Draft Final Masterplan on sustainability.

Section B – Sustainability Appraisal Objectives

7.1 Staffordshire Moorlands District Council has identified the following seventeen objectives for its Sustainability Appraisal within the Sustainability Appraisal Scoping Report. These are based on key sustainability issues, taking into account characteristics of the area and findings of the baseline data. These remain unchanged for all the sustainability appraisals of development plan documents (DPD's) and supplementary planning documents (SPD's).

SA OBJECTIVES		
SOCIAL	SA 1	To improve the quality of where people work and live, and minimise risks and nuisances
	SA 2	To eliminate social exclusion by promoting, maintaining and improving facilities, services and opportunities for all and access to them
	SA 3	To minimise opportunities for crime and reduce the fear of crime
	SA 4	To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing
	SA 5	To direct development to more sustainable locations and reduce the need to travel
	SA 6	To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport
ENVIRONMENT	SA 7	To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets
	SA 8	To protect and enhance key habitats and species
	SA 9	To reduce contamination, regenerate degraded environments and maintain soil resources and quality

SA OBJECTIVES		
	SA 10	To promote efficient use of resources
	SA 11	To reduce energy consumption and waste production, and facilitate renewable energy
	SA 12	To reduce flood risk, protect and enhance water sources and environmental assets, and reduce contributions and vulnerability to climate change
	SA 13	To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place
	SA 14	To encourage further development of tourism and culture
ECONOMIC	SA 15	To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy
	SA 16	To strengthen, modernise and diversify the District economy, and promote sustainable economic growth
	SA 17	To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs

Section C (i) – Assessment of the Masterplan (Spatial Objectives) against SA Objectives

The following table assesses the three Masterplan Spatial Objectives against the 17 SA objectives

SA OBJECTIVE		LEEK MASTERPLAN STRATEGIC SPATIAL OBJECTIVES		
		1 - Identify employment opportunities through redevelopment of vacant and under utilised land	2 - Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	3 - Strengthen the retail and service hubs of the town
SOCIAL	1	+	+	+
	2	+	+	+
	3	+ Vacant and underutilised land to be redeveloped - Redevelopment of town will attract additional people. Additional people could result in increased potential for criminal activity Additional night-time economy – increased potential for anti-social behaviour	+ Redeveloped and new retail units, within better managed town centre areas - Additional/better quality shops - increased potential for criminal activity	+/- Additional/better quality shops - increased potential for criminal activity
	4	0	+	+
	5	+	+	+
	6	+ Improved walking conditions (new public squares and other pedestrian areas) 0 Limited public transport changes proposed in Leek	0	+

SA OBJECTIVE		LEEK MASTERPLAN STRATEGIC SPATIAL OBJECTIVES		
		1 - Identify employment opportunities through redevelopment of vacant and under utilised land	2 - Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	3 - Strengthen the retail and service hubs of the town
ENVIRONMENTAL	7	I Depends on where new development will take place	0	0
	8	I Depends on where new development will take place	0	0
	9	+	0	0
	10	+ Reuse of vacant/derelict buildings - Demolition of existing used/derelict buildings	0	+
	11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption increased by new development. I Impact dependent on how development is implemented	+ Encouraging additional people to shop and stay in Leek rather than travelling elsewhere - Additional visitors could increase the number of cars	+ Encouraging additional people to shop and stay in Leek rather than travelling elsewhere - Additional visitors could increase the number of cars
	12	0	0	0
	13	+	+	+
	14	+	+	+
E C	15	+	+	+

SA OBJECTIVE	LEEK MASTERPLAN STRATEGIC SPATIAL OBJECTIVES		
	1 - Identify employment opportunities through redevelopment of vacant and under utilised land	2 - Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	3 - Strengthen the retail and service hubs of the town
16	+	+	+
17	+ Creation of new jobs - Loss of existing businesses as a result of redevelopment. However some displaced businesses will be replaced at same location.	+	+

Strategic Spatial Objectives

Three strategic objectives are identified in the Masterplan brief. The negative impacts and/or requirements for further clarification, of each of the three objectives are indicated below.

Objective 1

The redevelopment of vacant and underutilised land is aimed at revitalising Leek town centre. However, the redevelopment will involve demolitions, some of which are derelict or semi-derelict buildings. A number of existing businesses will be displaced, or could be lost, but the aim is to replace them within the new developments. This should introduce more energy efficient buildings. The increased night-time economy and additional/better quality retail provision aims to draw more people into the town centre, although this could increase the potential for anti-social behaviour/criminal activity. More investigation will be required in relation to the conservation and enhancement of biodiversity sites, and the protection of key habitats and species.

Objective 2

The objective to increase resident and visitor expenditure through additional/better quality retail facilities could increase the potential for criminal activity. The increased number of visitors is likely to generate a higher number of cars, although these should be offset by residents staying rather than travelling elsewhere.

Objective 3

To meet this objective additional/better quality retail facilities need to be provided. This increases the potential for criminal activity and the generation of higher numbers of cars, although these should be offset by residents staying rather than travelling elsewhere.

Section C (ii) Compatibility of Additional Masterplan Spatial Objectives with Sustainability Appraisal Objectives

During the Masterplan process seven spatial objectives specific to Leek were derived and used to select the Opportunity Sites. These have been assessed against the Sustainability Appraisal Objectives of the Local Development Framework.

SA OBJECTIVE		LEEK MASTERPLAN SPATIAL OBJECTIVES						
		1 -Regeneration Benefits	2 -Place making contribution to environment	3 -Night Time Economy Benefits	4 -Cultural Added Value	5 -Commercial Added Value	6 - Community Added Value	7 -Linkage to other opportunity sites /projects
SOCIAL	1	+	+	+ Improved night-time economy - Additional potential for nuisance/anti-social behaviour	+	+	+	0
	2	+	+	+	+	+	+	0
	3	+	+	+ Improved night-time economy - Additional potential for nuisance/ anti-social behaviour	0	0	+	0
	4	+	+	0	0	0	+	0
	5	+	+	+ Additional people visiting pubs/restaurants/leisure facilities in Leek - Additional traffic	+ Additional visitors to Leek - Additional traffic	+ Additional visitors to Leek - Additional traffic	+ Additional visitors to Leek - Additional traffic	0

SA OBJECTIVE	LEEK MASTERPLAN SPATIAL OBJECTIVES						
	1 -Regeneration Benefits	2 -Place making contribution to environment	3 -Night Time Economy Benefits	4 -Cultural Added Value	5 -Commercial Added Value	6 - Community Added Value	7 -Linkage to other opportunity sites /projects
	in-use	use					
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/ operation Impact dependent on how development is implemented	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/ operation Impact dependent on how development is implemented	+ Encouraging residents to stay in Leek - Potential increase in number of cars from more visitors	+ Encouraging residents to stay in Leek - Potential increase in number of cars from more visitors	+ Encouraging residents to stay in Leek - Potential increase in number of cars from more visitors	+ Encouraging residents to stay in Leek - Potential increase in number of cars from more visitors	0
12	0	0	0	0	0	0	0
13	+	+	+	+	+	+	0
14	+	+	+	+	+	+	0
ECONOMIC	15	+	+	+	+	+	0
	16	+	+	+	+	+	0

SA OBJECTIVE	LEEK MASTERPLAN SPATIAL OBJECTIVES						
	1 -Regeneration Benefits	2 -Place making contribution to environment	3 -Night Time Economy Benefits	4 -Cultural Added Value	5 -Commercial Added Value	6 - Community Added Value	7 -Linkage to other opportunity sites /projects
17	<p style="text-align: center;">+</p> <p>Creation of new jobs</p> <p style="text-align: center;">-</p> <p>Loss of existing businesses as a result of redevelopment. However most displaced businesses will be replaced at same location</p>	+	+	+	<p style="text-align: center;">+</p> <p>Creation of new jobs</p> <p style="text-align: center;">-</p> <p>Loss of existing businesses as a result of redevelopment. However most displaced businesses will be replaced at same location</p>	+	0

Leek Masterplan Spatial Objectives

The negative impacts and/or requirements for further clarification of each of the seven objectives are outlined below.

Objective 1

The regeneration benefits aim to revitalise Leek town centre. However, the development will involve some demolitions, with a number of existing businesses being displaced (although the aim is to replace them within the new development). New development should result in the introduction of more energy efficient buildings. Transport links may be strengthened between Leek and the rural areas as a result of the redeveloped bus station. Depending on where new development takes place, investigation will be required in relation to the conservation and enhancement of biodiversity sites, and the protections of key habitats and species.

Objective 2

Development will involve some demolitions but new development should result in the introduction of more energy efficient buildings. Depending on where new development takes place, investigation will be required in relation to the conservation and enhancement of biodiversity sites, and the protections of key habitats and species.

Objective 3

The investment in a night time economy could increase the potential for anti-social behaviour/nuisance. It could also generate additional traffic, although more residents may stay reducing the need to travel elsewhere.

Objective 4

The increased cultural added value could lead to additional traffic because of the greater number of visitors, although this could be offset to at least some degree by retaining existing residents in the town.

Objective 5

This could lead to additional traffic which could be offset in part by retaining existing residents in the town. Development could see some existing businesses being displaced, although the aim is to replace them within the new developments.

Objective 6

This could lead to additional traffic, which could be offset in part by retaining existing residents in the town.

Objective 7

This was considered to have a neutral impact on the SA objectives.

Section D Assessment of the Masterplan Objectives against the Core Strategy Objectives

Core Strategy Objectives

- SO1. To make provision for the overall land-use requirements for the District, consistent with national and regional policy, local evidence, the role of Staffordshire Moorlands within North Staffordshire and the role of each settlement
- SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources
- SO3. To develop and diversify in a sustainable manner the District's economy and meet local employment needs in the towns and villages.
- SO4. To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands
- SO5. To ensure the long-term vitality and viability of the three market towns of Leek, Biddulph and Cheadle
- SO6. To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all
- SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors
- SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District
- SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources
- SO10. To deliver sustainable, inclusive, healthy and safe communities
- SO11. To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport

		MASTERPLAN SPATIAL OBJECTIVES		
		1 - Identify employment opportunities through redevelopment of vacant and under utilised land	2 - Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	3 - Strengthen the retail and service hubs of the town
CORE STRATEGY SPATIAL OBJECTIVES	SO1	+ Core Strategy prioritises previously developed sites and sites within the urban area before greenfield and edge of urban sites	+ Core Strategy specifies amount of new housing, employment and retail in Leek to consolidate role as the principal service centre	+ Core Strategy specifies amount of new retail development
	SO2	+ Efficient use of land and buildings	+ Reduced number of car trips out of Leek - Additional visitors could increase the number of cars	+ Consolidate Leek's role as the principal service centre
	SO3	+ Masterplan sites taken forward as allocations in the LDF	+ Increased employment opportunities	+ Increased employment opportunities
	SO4	0	+ Increased housing opportunities within Leek	+ Support of additional occupants - more choice and better quality shops
	SO5	+ Efficient use of land and maximising opportunities in the town centre	+ Strengthen retailing centre	+ Consolidate Leek's role as the principal service centre
	SO6	0	0	0
	SO7	+ Creation of new jobs in the tourism and leisure sector	+ Reduced number of car trips out of Leek - Additional visitors could increase the number of cars	+ Potential for improvements to recreation and leisure opportunities
	SO8	+	+	+

		MASTERPLAN SPATIAL OBJECTIVES		
		1 - Identify employment opportunities through redevelopment of vacant and under utilised land	2 - Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	3 - Strengthen the retail and service hubs of the town
		Number of sites are within the Conservation Area or have historical /architectural merit	Good design, protection and enhancement of historic, environmental and cultural assets will increase attractiveness	Better quality shopping experience
	SO9	0	0	0
	SO10	+	0	0
	SO11	+	+	+
		Efficient use of land. Maximising opportunities in the town centre for the community and reducing derelict/underused sites	Improvements to junctions/public realm and stronger pedestrian links. + Improvements to bus station. -	Improvements to junctions/public realm and stronger pedestrian links. + Improvements to bus station.
		Reduction of out-commuting for residents taking up new employment opportunities	Additional visitors could increase the number of cars	

The above assessment indicates that the Core Strategy Objectives and the Town Centre Masterplan Objectives complement each other. The only conflict arises from increasing the number of visitors to Leek which could generate additional traffic although an improved retail offer may increase the number of residents shopping in the town, reducing the need to travel elsewhere. The Masterplan seeks to improve pedestrian links within the town centre and at significant junctions and also to improve the bus station.

Section E – Summary of the components of the interventions for the Masterplan Opportunity Sites

OS1 California Mill Area

Maximum Intervention Entertainment, Arts, Education and Business Incubator

Minimum Intervention Education facilities

OS2 Former British Trimmings

Maximum Intervention Traditional Housing and Extra Care

Minimum Intervention Extra Care Residential

OS3 Eaton House and Surrounding Area

Maximum Intervention Large Format Retail

Minimum Intervention Employment and Residential

OS4 Portland Street Mill Area

Maximum Intervention Part Refurbishment / part new build Employment and/or hotel

Minimum Intervention Refurbishment for Employment

OS5 London Mill / York Mill Area

Maximum Intervention Hotel and Residential and/or live/work.

Minimum Intervention Hotel

OS6 War Memorial Area

Maximum Intervention Leisure, More Intensive Residential Use and Decked Car Park

Minimum Intervention Leisure, Residential and Car Parking

OS7 Smithfield Centre and Bus Station

Maximum Intervention Refurbished and Extended Retail and Enhanced Bus Station

Minimum Intervention Refurbished Retail

OS8 Compton Mill Area

Maximum Intervention Large Format Retail

Minimum Intervention Mixed Use Residential, Retail and Office

OS9 Pickwood Road Area

Maximum Intervention Total Redevelopment for Retail and Car Parking

Minimum Intervention Reconfigured Existing Retail Plus Extension

OS10 Former Broad Street Garage

Maximum Intervention Retail and Office

Minimum Intervention Residential

OS11 Land rear of St Edwards Street

Maximum Intervention Residential (more intensive, two frontages)

Minimum Intervention Residential

OS12 High Street Car Park

Maximum Intervention Decked Car Parking
Minimum Intervention Residential

OS13 Market Street West Car park

Maximum Intervention Arts Centre on Market Street West Car Park
Minimum Intervention Public Square and Café on Market Street East Car Park

OS14 Foxlowe Site

Maximum Intervention Leisure, Office and Residential
Minimum Intervention Arts Centre

OS15 Premier Garage

Maximum Intervention Residential
Minimum Intervention Retail and Offices

Section F – Assessment of the Interventions for Opportunity Sites in Leek

SA Objective	Opportunity Sites	
	OS1 - California Mill Area, Leek	
	Maximum Intervention Entertainment, Arts, Education and Business Incubator	Minimum Intervention Education Facilities
1	++ Significant redevelopment reusing redundant buildings to provide an entertainment arts and education facility and business incubation units for Leek College	+ Redevelopment of some redundant buildings for educational facility for Leek College
2	++ More significant redevelopment than minimum intervention option	+
3	+ 	+ Developing buildings around currently underused car park (underused because of fear of crime) - Could still be risk of crime if parts of land around the car park are left undeveloped
4	0	0
5	+	+
6	I Potential for additional bus services to be introduced because of additional employment/entertainment amenities and potential additional night classes at extended college	I Potential for additional bus services to be introduced if additional night classes are run at extended college
7	0	0

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SA Objective	Opportunity Sites	
	OS1 - California Mill Area, Leek	
	Maximum Intervention Entertainment, Arts, Education and Business Incubator	Minimum Intervention Education Facilities
8	? More investigation required	? More investigation required
9	++ Reuse of derelict buildings. Redevelopment more significant than minimum intervention option	+ More investigation required
10	++ Reuse of dilapidated buildings - Demolition of some buildings	+ Reuse of dilapidated buildings but to a lesser extent than maximum intervention option - Demolition of some buildings
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented
12	0	0
13	+ Derelict buildings redeveloped providing enhanced public realm next to	0

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SA Objective	Opportunity Sites	
	OS1 - California Mill Area, Leek	
	Maximum Intervention Entertainment, Arts, Education and Business Incubator	Minimum Intervention Education Facilities
	Brough Park	
14	++ New educational, recreational and cultural amenities provided	+ Specialist Arts College with potential commercial opportunities
15	++ Significant redevelopment reusing redundant buildings to provide an entertainment, arts and education facility and business incubation units for Leek College	+
16	++ New entertainment and improved college facilities and creation of new business incubation units for Leek College	+
17	++ New entertainment and improved college facilities and creation of new business incubation units for Leek College	+

SA Objective	Opportunity Sites	
	OS2 - Former British Trimmings Site, Leek	
	Maximum Intervention Traditional Housing and Extra Care	Minimum Intervention Extra Care Residential
1	+	+
2	+	+
3	0	0
4	++ Provision on family housing and an extra care facility	+
5	++ Development of town centre family homes and extra care facility	+
6	0	0
7	0	0
8	0	0
9	+	+
10	+	+
11	- I Energy consumption through new development/operation Impact dependent on how development is implemented	- I Energy consumption through new development/operation Impact dependent on how development is implemented
12	0	0
13	0	0

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SA Objective	Opportunity Sites	
	OS2 - Former British Trimmings Site, Leek	
	Maximum Intervention Traditional Housing and Extra Care	Minimum Intervention Extra Care Residential
14	0	0
15	++ Development of town centre housing and extra care facility.	+
16	0	0
17	+	+

SA Objective	Opportunity Sites	
	OS3 - Eaton House & Surrounding Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Employment and Residential
1	<p style="text-align: center;">+</p> <p style="text-align: center;">Providing new, better quality retail</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Car parking and servicing could cause a nuisance</p>	<p style="text-align: center;">++</p> <p style="text-align: center;">Providing opportunity for town centre living and working</p>
2	<p style="text-align: center;">++</p> <p style="text-align: center;">Greatly improving services</p>	<p style="text-align: center;">+</p>
3	<p style="text-align: center;">I</p> <p style="text-align: center;">Dependent on the management of the new car park – e.g. CCTV, introduction of entry system, etc</p>	<p style="text-align: center;">0</p>
4	<p style="text-align: center;">0</p>	<p style="text-align: center;">++</p> <p style="text-align: center;">Affordable housing on large scale</p>
5	<p style="text-align: center;">++</p> <p style="text-align: center;">Provision of a large scale food retail store would discourage people from travelling outside of Leek to do their food shopping</p>	<p style="text-align: center;">+</p>
6	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>
7	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>
8	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>

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SA Objective	Opportunity Sites	
	OS3 - Eaton House & Surrounding Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Employment and Residential
9	0	0
10	-- Demolishing whole site	+ Some existing uses remain - Demolishing some buildings
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented
12	0	0
13	-- Very large scale scheme for occupation by large national retailer. Negative visual impact	0
14	0	0
15	+	+

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SA Objective	Opportunity Sites	
	OS3 - Eaton House & Surrounding Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Employment and Residential
	Reduces leakage to other towns - Could damage the viability of smaller retailers in the town	
16	+ Reduces leakage to other towns - Could damage the viability of smaller retailers in the town	+
17	+ Creation of new jobs at food store - Potential to damage the viability of smaller retailers in the town. Loss of existing businesses as a result of redevelopment.	+

SA Objective	Opportunity Sites	
	OS4 - Portland Street Mill Area, Leek	
	Maximum Intervention Part Refurbishment Part New Build for Employment and/or Hotel	Minimum Intervention Refurbishment for Employment
1	+	+
2	0	0
3	0	0
4	0	0
5	+	+
6	0	0
7	0	0
8	0	0
9	+ Regeneration of degraded mill site	0
10	+ Developing (new build and refurbished) better quality offices - Demolishing existing buildings	- Demolishing buildings but not replacing them
11	+ More energy efficient buildings - Production of waste through demolition.	+ More energy efficient buildings through refurbishment - Production of waste through demolition.

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SA Objective	Opportunity Sites	
	OS4 - Portland Street Mill Area, Leek	
	Maximum Intervention Part Refurbishment Part New Build for Employment and/or Hotel	Minimum Intervention Refurbishment for Employment
	Energy consumption through new development/operation I Impact dependent on how development is implemented	Energy consumption through new development/operation I Impact dependent on how development is implemented
12	0	0
13	+ Refurbishment of former mill buildings with some architectural merit	+ Refurbishment of former mill buildings with some architectural merit
14	0 / ++ Development of a hotel is key to attracting additional visitors to Leek	0
15	+ Developing employment opportunities	+ Developing employment opportunities
16	+ Hotel will encourage commercial growth in the town	+
17	++ New employment premises created More employment premises created than within minimum intervention option	+

SA Objective	Opportunity Sites	
	OS5 - London Mill/York Mill Area, Leek	
	Maximum Intervention Hotel, and Residential and/or (Live/work)	Minimum Intervention Hotel
1	++ Developing new town centre employment, housing and hotel	+
2	+ 	0
3	0 	0
4	+ 	+
5	++ Developing new town centre housing with employment opportunities and hotel (sustainable location)	+
6	0 	0
7	0 	0
8	? Further investigation required (e.g. habitat survey)	? Further investigation required (e.g. habitat survey)
9	+ 	+
10	++ Reuse of derelict buildings	++ Reuse of derelict buildings
11	+ More energy efficient buildings through refurbishment I Impact dependent on how development is implemented	+ More energy efficient buildings through refurbishment I Impact dependent on how development is implemented

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SA Objective	Opportunity Sites	
	OS5 - London Mill/York Mill Area, Leek	
	Maximum Intervention Hotel, and Residential and/or (Live/work)	Minimum Intervention Hotel
12	0	0
13	++ Developing new town centre housing and a hotel, whilst preserving listed mill buildings	++ Use would preserve listed mill buildings
14	++ Development of a hotel is key to attracting additional visitors to Leek	++ Development of a hotel is key to attracting additional visitors to Leek
15	++ Developing new town centre housing and hotel with employment opportunities	++ Development of a hotel is key to attracting additional visitors to Leek
16	+ Employment opportunities created both at new hotel and potential live/work space Hotel will encourage commercial growth in the town	+ Hotel will encourage commercial growth in the town
17	+ Employment opportunities created at new hotel and potential live/work space	+ Employment opportunities created at new hotel and potential live/work space

SA Objective	Opportunity Sites	
	OS6 - War Memorial Area, Leek	
	Maximum Intervention Leisure, More Intensive Residential Use and Decked Car Park	Minimum Intervention Leisure, Residential and Car Parking
1	<p style="text-align: center;">+</p> <p>Improved and additional parking will create more convenient town centre visits</p> <p>Providing sufficient car parks minimises nuisance of on-street parking</p>	0
2	+	0
3	<p style="text-align: center;">I</p> <p>Dependent on how new car park managed (e.g. introduction of CCTV/barrier entry system, etc)</p>	0
4	+	+
5	<p style="text-align: center;">++</p> <p>Provision of 'gateway car parks' reduces the need for people to travel into the town</p> <p>Housing development creates sustainable town centre living</p>	+
6	+	0
7	0	0
8	0	0
9	0	0
10	+	+

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SA Objective	Opportunity Sites	
	OS6 - War Memorial Area, Leek	
	Maximum Intervention Leisure, More Intensive Residential Use and Decked Car Park	Minimum Intervention Leisure, Residential and Car Parking
11	<p style="text-align: center;">+</p> <p style="text-align: center;">More energy efficient buildings</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Production of waste through demolition. Energy consumption through new development/operation</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">More energy efficient buildings</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Production of waste through demolition. Energy consumption through new development/operation</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>
12	0	0
13	<p style="text-align: center;">+</p> <p style="text-align: center;">Degraded, unused buildings redeveloped</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact on townscape dependent on how the scheme is designed</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Degraded, unused buildings redeveloped</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact on townscape dependent on how the scheme is designed</p>
14	<p style="text-align: center;">+</p> <p style="text-align: center;">Strengthening car parking provision and therefore increased convenience for visitors to Leek</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Strengthening car parking provision and therefore increased convenience for visitors to Leek</p>
15	+	+
16	0	0
17	0	0

SA Objective	Opportunity Sites	
	OS7 - Smithfield Centre & Bus Station, Leek	
	Maximum Intervention Refurbished and Extended Retail, and Enhanced Bus Station	Minimum Intervention Refurbished Retail
1	++ Improving Leek's retail offer and creating employment opportunities	+
2	++ Improving Leek's retail offer and creating employment opportunities Enhanced bus station	+
3	+ Enhanced bus station would have positive benefits	0
4	0	0
5	+ Improving retail offer will strengthen the town centre	0
6	I Dependent on whether new/improved bus services are provided at enhanced bus station	0
7	0	0
8	0	0
9	0	0

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SA Objective	Opportunity Sites	
	OS7 - Smithfield Centre & Bus Station, Leek	
	Maximum Intervention Refurbished and Extended Retail, and Enhanced Bus Station	Minimum Intervention Refurbished Retail
10	<p style="text-align: center;">+</p> <p style="text-align: center;">Making good use of the site</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Demolishing existing buildings</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Making good use of the site</p>
11	<p style="text-align: center;">+</p> <p style="text-align: center;">More energy efficient buildings</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Production of waste through demolition. Energy consumption through new development/operation</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>	<p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>
12	0	0
13	<p style="text-align: center;">++</p> <p style="text-align: center;">Large scale scheme including retail and enhanced bus station. Redevelopment of unattractive shopping centre Likely to create employment opportunities and improve Leek's retail offer</p>	+
14	<p style="text-align: center;">+</p> <p style="text-align: center;">Enhanced bus station will strengthen tourism links</p>	0
15	<p style="text-align: center;">++</p> <p style="text-align: center;">Improving Leek's retail offer and creating employment opportunities</p>	+

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SA Objective	Opportunity Sites	
	OS7 - Smithfield Centre & Bus Station, Leek	
	Maximum Intervention Refurbished and Extended Retail, and Enhanced Bus Station	Minimum Intervention Refurbished Retail
16	++ Improving Leek's retail offer and strengthen economy	+
17	+ Improving employment opportunities	0

SA Objective	Opportunity Sites	
	OS8 - Compton Mill Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Mixed Use Residential, Retail and Office
1	<p style="text-align: center;">+</p> <p style="text-align: center;">New good quality retail</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Car parking and servicing could create nuisance</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Providing opportunity for town centre living and working</p>
2	<p style="text-align: center;">++</p> <p style="text-align: center;">Dramatically improving town centre services</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Improvement of town centre services</p>
3	<p style="text-align: center;">I</p> <p style="text-align: center;">Dependent on management of new car park (e.g. CCTV, introduction of entry system, etc)</p>	<p style="text-align: center;">0</p>
4	<p style="text-align: center;">0</p>	<p style="text-align: center;">++</p> <p style="text-align: center;">Attract more people to live and work in town centre</p>
5	<p style="text-align: center;">++</p> <p style="text-align: center;">Provision of a large food retail store would discourage people from travelling outside of Leek to do their food shopping</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">New retail introduced</p>
6	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>
7	<p style="text-align: center;">0</p>	<p style="text-align: center;">0</p>
8	<p style="text-align: center;">?</p> <p style="text-align: center;">Impact unknown – further investigation required</p>	<p style="text-align: center;">?</p> <p style="text-align: center;">Impact unknown – further investigation required</p>

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SA Objective	Opportunity Sites	
	OS8 - Compton Mill Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Mixed Use Residential, Retail and Office
9	+	+
10	-- Complete demolition of site – some buildings in use	+
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation Impact dependent on how development is implemented
12	0	0
13	-- Very large scale scheme for occupation by large national retailer Potential negative impact on listed Compton Mill	+ Improved maintenance of former mill buildings in the heart of the town centre
14	0	0
15	+ Reduces leakage to other towns - Could damage the viability of smaller retailers in the town Taking out existing businesses	+ Creating new office space - Taking out existing businesses
16	+	+

SA Objective	Opportunity Sites	
	OS8 - Compton Mill Area, Leek	
	Maximum Intervention Large Format Retail	Minimum Intervention Mixed Use Residential, Retail and Office
	Reduces leakage to other towns - Could damage the viability of smaller retailers in the town Taking out existing businesses	Creating new office space - Taking out existing businesses
17	+ Reduces leakage to other towns - Potential to damage the viability of smaller retailers in the town Taking out existing businesses	+ Creating new office space - Taking out existing businesses

SA Objective	Opportunity Sites	
	OS9 - Pickwood Road Area, Leek	
	Maximum Intervention Total Redevelopment for Retail and Car Parking	Minimum Intervention Reconfigured Existing Retail Plus Extension
1	++ Intensive development – a lot of new facilities being created in the town. A key site	+
2	++ Intensive development – a lot of new facilities being created in the town. A key site	+
3	++ Much improved car parking to be provided replacing an unused, deemed unsafe car park	+
4	0	0
5	+ Gateway car park – sustainable location	+
6	+	+
7	0	0
8	0	0
9	0	0
10	++ Intensive development, good use of site	+ Less intensive than maximum intervention option

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SA Objective	Opportunity Sites	
	OS9 - Pickwood Road Area, Leek	
	Maximum Intervention Total Redevelopment for Retail and Car Parking	Minimum Intervention Reconfigured Existing Retail Plus Extension
	-- Demolition of existing buildings	- Less demolition than maximum intervention option
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation I Impact dependent on how development is implemented	+ More energy efficient buildings - Energy consumption through new development/operation I Impact dependent on how development is implemented
12	0	0
13	++ Key development on a large scale – a lot being provided (more than minimum intervention option)	+
14	++ Key development on a large scale – a lot being provided (more than minimum intervention option)	+
15	++ Key development providing a gateway car park, retail and public space. Likely to increase visitors to Leek and improve the town's offer	+
16	++ Key development providing a gateway car park, retail and public space. Likely to increase visitors to Leek and improve the town's offer	+

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SA Objective	Opportunity Sites	
	OS9 - Pickwood Road Area, Leek	
	Maximum Intervention Total Redevelopment for Retail and Car Parking	Minimum Intervention Reconfigured Existing Retail Plus Extension
17	+	+

SA Objective	Opportunity Sites	
	OS10 - Former Broad Street Garage Site, Leek	
	Maximum Intervention Retail and Office	Minimum Intervention Residential
1	+	+
	Providing new employment opportunities	Providing opportunity for town centre living
2	+	+
3	0	0
4	0	+
		Providing opportunity for town centre living
5	+	+
6	0	0
7	0	0
8	0	0
9	+	+
10	+	+
11	-	-
	Energy consumption through new development/operation Impact dependent on how development is implemented	Energy consumption through new development/operation Impact dependent on how development is implemented
12	0	0
13		

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SA Objective	Opportunity Sites	
	OS10 - Former Broad Street Garage Site, Leek	
	Maximum Intervention Retail and Office	Minimum Intervention Residential
	Adjacent to conservation area. Protection of townscape dependent on how the scheme is designed.	Adjacent to conservation area. Protection of townscape dependent on how the scheme is designed
14	0	0
15	+	
16	+ Strengthen town's economy	0
17	+ New employment opportunities	0

SA Objective	Opportunity Sites	
	OS11 - Land to Rear of St Edward Street, Leek	
	Maximum Intervention Residential (more intensive, two frontages)	Minimum Intervention Residential
1	+	+
2	0	0
3	+	I Dependent on how well the space at the back of the site is managed
4	++ Providing opportunity for town centre living More diverse development than minimum intervention option	+ Providing opportunity for town centre living
5	+	+
6	0	0
7	0	0
8	0	0
9	+	+
10	+	+
11	- Energy consumption through new development/operation I Impact dependent on how development is implemented	- Energy consumption through new development/operation I Impact dependent on how development is implemented

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SA Objective	Opportunity Sites	
	OS11 - Land to Rear of St Edward Street, Leek	
	Maximum Intervention Residential (more intensive, two frontages)	Minimum Intervention Residential
12	0	0
13	+	+
	Located within Conservation Area but not adjacent to any listed buildings. Opportunity to significantly improve derelict site in the town centre	Located within Conservation Area but not adjacent to any listed buildings. Opportunity to significantly improve derelict site in the town centre
14	0	0
15	+	+
16	0	0
17	0	0

SA Objective	Opportunity Sites	
	OS12 - High Street Car Park, Leek	
	Maximum Intervention Decked Car Parking	Minimum Intervention Residential
1	++ Improved and additional parking should make the town more accessible Providing sufficient car parks minimises nuisance of on-street parking	+ Providing opportunity for town centre living
2	+	0
3	I Dependent on management of new car park (e.g. introduction of CCTV/barrier entry system, etc)	0
4	0	++ Providing opportunity for town centre living
5	+	+
6	++ Benefit of development of this option has wider implication for whole masterplan area	0
7	0	0
8	0	0
9	0	0
10	+	+
11	- Energy consumption through new development/operation	- Energy consumption through new development/operation

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SA Objective	Opportunity Sites	
	OS12 - High Street Car Park, Leek	
	Maximum Intervention Decked Car Parking	Minimum Intervention Residential
	I Impact dependent on how development is implemented	I Impact dependent on how development is implemented
12	0	0
13	I Part located within Conservation Area Protection of townscape dependent on how the scheme is designed	I Part located within Conservation Area Protection of townscape dependent on how the scheme is designed
14	0	0
15	+	+
16	0	0
17	0	0

SA Objective	Opportunity Sites	
	OS13 - Market Street Car Parking Area, Leek	
	Maximum Intervention Arts Centre on Market Street West Car Park	Minimum Intervention Public Square and Café on Market Street East Car Park
1	<p style="text-align: center;">+</p> <p style="text-align: center;">Introduction of a new arts facility in town</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Potential nuisance associated with evening entertainment</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">Improve quality of community open space</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Potential nuisance associated with evening use</p>
2	+	+
3	0	0
4	0	0
5	+	0
6	+	0
7	0	0
8	0	0
9	0	0
10	+	+
11	<p style="text-align: center;">+</p> <p style="text-align: center;">More energy efficient buildings</p> <p style="text-align: center;">-</p> <p style="text-align: center;">Energy consumption through new development/operation</p> <p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>	<p style="text-align: center;">I</p> <p style="text-align: center;">Impact dependent on how development is implemented</p>

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SA Objective	Opportunity Sites	
	OS13 - Market Street Car Parking Area, Leek	
	Maximum Intervention Arts Centre on Market Street West Car Park	Minimum Intervention Public Square and Café on Market Street East Car Park
12	0	0
13	+ Potential to enhance this part of the town centre I Within Conservation Area Impact dependent on how development is implemented	++ Potential to significantly enhance this part of the town centre I Within Conservation Area Impact dependent on how development is implemented
14	++ Development is key to improving tourism/culture offer and attracting additional visitors to Leek	+ Community open space will benefit tourism and culture
15	+	0
16	+	0
17	+	0

SA Objective	Opportunity Sites	
	OS14 - Existing Foxlowe Site, Leek	
	Maximum Intervention Leisure, Office and Residential	Minimum Intervention Arts Centre
1	+	+
	Providing opportunity for town centre living and working	Introduction of a new arts facility in town
		-
		Potential nuisance associated with evening entertainment
2	+	+
3	0	0
4	+	0
	Small number of new houses	
5	+	+
6	0	0
7	?	?
	Further investigation required	Further investigation required
8	0	0
9	0	0
10	+	+
11	+	I
	More energy efficient buildings	Impact dependent on how development is implemented
	-	
	Energy consumption through new development/operation	

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SA Objective	Opportunity Sites	
	OS14 - Existing Foxlowe Site, Leek	
	Maximum Intervention Leisure, Office and Residential	Minimum Intervention Arts Centre
	I Impact dependent on how development is implemented	
12	0	0
13	+ Positive use of a prominent historic building in the town centre	+ Positive use of a prominent historic building in the town centre
14	+	0
15	+	+
16	+	+
17	+	+

SA Objective	Opportunity Sites	
	OS15 - Premier Garage, Leek	
	Maximum Intervention Residential	Minimum Intervention Retail and Offices
1	+	+
2	0	0
3	0	0
4	++ Provides a mix of housing	0
5	+	+
6	0	0
7	0	0
8	0	0
9	+	+
10	+ Reuse of brownfield site - Some demolition	+ Reuse of brownfield site - Some demolition
11	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation 	+ More energy efficient buildings - Production of waste through demolition. Energy consumption through new development/operation

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SA Objective	Opportunity Sites	
	OS15 - Premier Garage, Leek	
	Maximum Intervention Residential	Minimum Intervention Retail and Offices
	Impact dependent on how development is implemented	Impact dependent on how development is implemented
12	0	0
13	+	0
	Potential to improve townscape in a largely residential area	
14	0	0
15	-	+
	Taking out existing businesses	Introducing new employment opportunities - Loss of existing business
16	-	+
	Taking out existing business	Introducing new employment opportunities - Loss of existing business
17	-	+
	Taking out existing business	Introducing new employment opportunities - Loss of existing business

Section G – Summary of Maximum and Minimum Interventions on Sustainability

The following table outlines:

- The significant negative impacts and/or requirements for further clarification which appear in the above tables
- Summary of the impact of maximum and minimum interventions for opportunity sites on sustainability.

Opportunity Sites that indicate significant negative impacts and/or require some clarification

OS1 California Mill Area	For both maximum and minimum interventions more investigation is required concerning protection of key habitats and species. Whilst there is potential in both interventions to re-use dilapidated buildings (and create more energy efficient properties), there will also be some demolitions. The minimum intervention could still see a risk of crime because some areas around the car park would remain undeveloped. The extended college facilities provided could potentially create additional bus services for night class students.
OS2 Former British Trimmings Site	Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS3 Eaton House & surrounding Area	Redevelopment of the site for a new large format retail facility will involve the displacement of existing businesses and a significant amount of demolition, particularly in the maximum intervention option. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention. The associated car parking and servicing could cause a nuisance to surrounding residential areas, and would require good management to minimise opportunities for crime. The scale of the maximum intervention scheme could challenge local distinctiveness; damage the viability of smaller retailers in the town, and create negative visual impact. It could also lead to the loss of existing businesses as a result of redevelopment.
OS4 Portland Street Mill Area	Both intervention levels would require demolitions, although the maximum intervention would see the re-introduction of new buildings within the site. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.

OS5 London Mill / York Mill Area	For either intervention option further investigations will be required regarding protection of key habitats and species. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS6 War Memorial Area	The new car park in the maximum intervention option will need to enhance townscape character and require good management to minimise opportunities for crime.
OS7 Smithfield Centre and Bus Station	Both intervention levels have scope to strengthen public transport links but this is dependent on whether improved or new services are provided at the redeveloped bus station. The maximum intervention could increase the potential of crime associated with the greater number of visitors attracted to the new retail facilities. Both intervention levels would require demolitions, although the maximum intervention would potentially see the re-introduction of new buildings within the site. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS8 Compton Mill Area	Redevelopment of the site for a new large format retail facility will involve the displacement of existing businesses and a significant amount of demolition, particularly in the maximum intervention option. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention. The associated car parking and servicing could cause a nuisance to surrounding residential areas, and would require good management to minimise opportunities for crime. The scale of the maximum intervention scheme could challenge local distinctiveness; damage the viability of smaller retailers in the town, and create negative visual impact. It could also lead to the loss of existing businesses as a result of redevelopment. For either intervention option further investigations will be required regarding protection of key habitats and species.
OS9 Pickwood Road Area	Both intervention levels would require demolitions, although the maximum intervention would see the re-introduction of new buildings within the site. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.

OS10 Former Broad Street Garage	The design of either intervention option will require the protection of the townscape. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS11 Land rear of St Edwards Street	Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention. The minimum intervention would see development of only one frontage, and therefore minimising opportunities for crime will depend on how well the rear of the site is managed.
OS12 High Street Car Park	The new car park in the maximum intervention option will require to protect the townscape character and requires good management to minimise opportunities for crime. For the minimum intervention there is potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented.
OS13 Market Street Car Park	For both intervention options there is potential nuisance associated with use at night time. In addition in the minimum intervention there is increased potential for antisocial behaviour if development incorporates night time use. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS14 Foxlowe Site	For either intervention option further investigations will be required regarding protection of key habitats and species. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention.
OS15 Premier Garage	Both intervention levels would require demolitions, although the maximum intervention would see the re-introduction of new buildings within the site. Potential for more energy efficient buildings to be introduced, although the impact of these will be dependent on how development is implemented. This applies to both levels of intervention. Whilst the interventions would introduce either new employment or housing, the existing business would be displaced.

Section H – Selection of the Final Draft Masterplan

Appraisal of Maximum and Minimum Interventions on Sustainability

The sustainability appraisal of the maximum and minimum interventions on the opportunity sites influenced the final draft Town Centre Masterplan and the following table indicates the options selected for the final draft Masterplan.

Opportunity Site	Intervention Selected
OS1 California Mill Area	Arts, Leisure & Education Maximum intervention reflects SA outcome
OS2 Former British Trimmings Site	Residential See Below*
OS3 Eaton House and surrounding Area	Employment and Residential See Below*
OS4 Portland Street Mill Area	Employment (Industrial/Office) Refurbishment & New Build or New Build Hotel Maximum intervention reflects SA outcome
OS5 London Mill / York Mill Area	Hotel and Residential and/or live work Maximum intervention reflects SA outcome
OS6 War Memorial Area	Leisure, Residential and Decked Car Park Maximum intervention reflects SA outcome
OS7 Smithfield Centre and Bus Station	Refurbished and extended retail and enhanced bus station Maximum intervention reflects SA outcome
OS8 Compton Mill Area	Mixed Use Residential, Retail and Office See Below*
OS9 Pickwood Road Area	Retail and Car Parking Maximum intervention reflects SA outcome
OS10 Former Broad Street Garage	Retail Maximum intervention reflects SA outcome
OS11 Land rear of St Edwards Street	Residential Maximum intervention reflects SA outcome
OS12 High Street Car Park	Decked Car Parking Maximum intervention reflects SA outcome
OS13 Market Street Car Park	Public Square Maximum intervention performed better in SA (see below*)
OS14 Foxlowe Site	Leisure, Office and Residential Maximum intervention reflects SA outcome
OS15 Premier Garage	Mixed-Use Redevelopment Combination of minimum and maximum interventions reflects SA outcome

*

OS2 Former British Trimmings Site

This site has received consent for a Residential Extra Care Scheme.

OS3 Eaton House and surrounding Area

Part of the site to the rear of Eaton House has received consent for residential development.

OS8 Compton Mill Area

Consent to convert both mills to residential use.

OS13 Market Street West Car Park

Maximum intervention performed better in SA but minimum intervention selected – this reflects comments and feedback received during consultation leading up to the production of the Draft Masterplan.

Section I – Assessment of the Components of the Draft Leek Town Centre Masterplan – Cumulative Effects

+ = Positive ++ = Significantly Positive -- = Significantly Negative - = Negative
0 = Neutral (no significant positive or negative effects)
? = Impact Unknown
I = Impact dependent on how implemented

Different components within an Option may generate varying impacts. This is indicated by '/'

- Predicted effects are projected from the adoption of the Leek Town Centre Masterplan

SA Objective		Draft Masterplan							Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (High/Medium/Low) • Geographical scale of effect • Whether temporary or permanent • Recommendation(s) for mitigation/improvement 	
		Summary of Baseline Situation	SA Indicator	Predicted Cumulative Effects*						
				Nature of Effect (quantify where possible)	Assumptions made	Short Term (less than 1 year)	Medium Term (1-5 years)	Long Term (5 years or more)		
SOCIAL	SA1	Underused/derelict land with poor security can be used for anti-social activities. 82.2% of Leek households have access to a	<ul style="list-style-type: none"> ▪ Number of environmental enhancement schemes implemented/Amount spent on improvement schemes 	<p>Major positive effect:</p> <ul style="list-style-type: none"> ▪ Improvement of the physical environment including upgrading of public realm. Re-use of derelict land. Creation of green infrastructure in the town. 	Strong landscaping in place, as part of new developments and/or through developer contributions, to mitigate the visual impact of developments. Upgrading of public realm as part of the Masterplan.	+	++	++	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: None</p>	

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	<p>car which is slightly higher than the regional and national figure but around 7% below the District wide average.</p> <p>The Staffordshire Moorlands has the highest per capita emissions of CO2 in the West Midlands Region.</p>	<ul style="list-style-type: none"> ▪ Increase/reduction in air quality in key locations (by site). 	<p>Minor negative effect:</p> <ul style="list-style-type: none"> ▪ Increased air pollution associated with traffic generation created by new development. <p>Minor positive effect:</p> <ul style="list-style-type: none"> ▪ Improvements in travel by public transport, walking and cycling and in particular redevelopment of the bus station. 	<p>Greater number of users attracted to the town – travelling by car.</p> <p>Traffic management measures such as footpath improvements and new cycle ways are implemented. Improved bus service linked to redevelopment of bus station, lead to reduced number of journeys by car.</p>	- / +	- / +	0 / +	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: New development should include footpath improvements and new cycle ways wherever possible.</p>
		<ul style="list-style-type: none"> ▪ Net gain/loss in the total land area designated as visual open space (Ha) 	<p>Major positive effect:</p> <ul style="list-style-type: none"> ▪ New areas of visual open space may be identified through the Site Allocations DPD. 	-	0 / +	0 / +	0 / ++	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: Maximise quality of physical environment through high quality design and landscaping schemes.</p>
		<ul style="list-style-type: none"> ▪ Net gain/loss in the number of long-term vacant dwellings 	<p>No significant effect:</p> <ul style="list-style-type: none"> ▪ Long-term vacant dwellings are not considered to be a significant issue. 	-	0	0	0	<p>Likely effects:</p> <p>N/A</p>

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		<ul style="list-style-type: none"> Other 	Major positive effect: <ul style="list-style-type: none"> Redevelopment of vacant and underused land, properties and mills 	-	+	++	++	Likely effects: <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent Recommendation: None
Overall impact on SA Objective 1:					- / +	- / ++	- / ++	
SA2	<p>Just over half of Leek's population is aged under 40, with the largest percentage of all age groups being in the 30-39 years age bracket. Around 14% of the population is aged 70 and over.</p> <p>Capacity for additional retail floorspace in Leek. Evidence from household and shopper surveys suggests that qualitatively, Leek is under performing.</p>	<ul style="list-style-type: none"> Net gain/loss in retail floorspace by type (sq m) 	Major positive effect: <ul style="list-style-type: none"> Greater retail provision in the town. This should offer greater competition to neighbouring centres that draw retailers and shoppers out of the District currently. 	<p>Redevelopment of town centre sites will generate interest from a wider network of retailers to locate in the town centre.</p> <p>Existing businesses on opportunity sites that are displaced by development will relocate either on the redeveloped sites or somewhere else in town.</p>	+	++	++	Likely effects: <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent Recommendation: None
		<ul style="list-style-type: none"> Change of use applications from non-residential to residential use, completed in town centres, by type (Ha) 	Minor positive effect: <ul style="list-style-type: none"> Additional residential units provided through the re-use of appropriate land and buildings. 	<p>Appropriate employment and retail sites are safeguarded.</p>	+	+	+	Likely effects: <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent

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		Marginally above average vacancy rate for the Town Centre study area retail outlets (over 14% compared to 13%).							Recommendation: None
		Leek has sufficient parks and gardens and outdoor sports facilities to meet current and future needs. There is a deficit in the provision of natural and semi- natural open space, open	<ul style="list-style-type: none"> ▪ Amount of completed retail, office and leisure development. 	Major positive effect: <ul style="list-style-type: none"> ▪ Expansion in range of retail offer, employment and leisure opportunities. 	Redevelopment of key sites will provide improved retail offer, modern quality office accommodation and improved evening economy.	+	++	++	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: District-wide • Temp/Perm: Permanent Recommendation: None
			<ul style="list-style-type: none"> ▪ Net gain/reduction in the percentage of vacant shop units. 	Minor positive effect: <ul style="list-style-type: none"> ▪ Greater provision of retail in Leek leading to improved vitality and viability. 	Increase in retail offer attracting more users to the town centre, and in turn encourage more retailers to locate in Leek.	+	++	++	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local- Leek • Temp/Perm: Permanent Recommendation: None

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		<p>space for children and young people, and amenity green space.</p> <p>Two thirds of the Staffordshire Moorlands adult population is currently overweight.</p> <p>There has been a fall in pupil numbers, resulting in changes in educational provision in the Staffordshire Moorlands. The trend is predicted to continue.</p>	<ul style="list-style-type: none"> ▪ Net gain/loss in sport, recreation and open space provision (Ha) ▪ Amount of eligible open spaces managed to green flag award standard. ▪ Net gain/reduction in obesity and overweight among 5 and 11 year old children registered with a general practice (%) 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> ▪ There will be additional provision created through new developments and/or developer contributions. ▪ There will also be the opportunity to improve existing areas of open space to increase their use. Improved linkages between town and Brough Park. Creation of green infrastructure in the town. <p>Minor positive effect:</p> <ul style="list-style-type: none"> ▪ Poor health and obesity issues are not directly addressed through the Masterplan. Indirect benefits through improved pedestrian routes and cycling facilities. Also, economic improvements are likely to have a general positive impact on health. Improved links between the town and Brough Park. Green infrastructure created in the town centre. 	<p>Contributions are made towards qualitative improvements and/or additional play areas, playing pitches etc.</p> <p>Developer contributions are made towards additional play areas, playing pitches etc.</p> <p>Employment opportunities are taken by local residents.</p>	<p style="text-align: center;">+</p> <p style="text-align: center;">0 / +</p>	<p style="text-align: center;">++</p> <p style="text-align: center;">0 / +</p>	<p style="text-align: center;">++</p> <p style="text-align: center;">0 / +</p>	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: This will be addressed through the Sport, Recreation and Open Spaces SPD.</p> <p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Low/Medium • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: None</p>
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Overall impact on SA Objective 2:					+	++	++	
SA3	Low levels of crime across the Staffordshire Moorlands as a whole, however, crime levels are most heavily concentrated around the areas of Biddulph, Cheadle and Leek.	<ul style="list-style-type: none"> ▪ Fear of crime surveys 	Minor positive effect: <ul style="list-style-type: none"> ▪ Enhancement of the quality of the town environment and improvement of pedestrian links can help to reduce the fear of crime. 	All new development includes 'designing out crime' initiatives. Maintain active frontages and reduce/prevent anti-social behaviour.	0	0 / +	0 / +	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: Low • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: Review areas covered by CCTV
		<ul style="list-style-type: none"> ▪ Recorded crime rates per 1000 population 	Minor positive effect: <ul style="list-style-type: none"> ▪ Crime rates are not directly addressed through the Masterplan. Development of vacant / derelict properties, upper floors of shops and new residential units will help to increase natural surveillance and restrict opportunities for indiscriminate behaviour. 	All new development includes 'designing out crime' initiatives.	0	0 / +	0 / +	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: Low • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: None
Overall impact on SA Objective 3:					0	0 / +	0 / +	
SA4	Need for affordable housing remains very high. 2004 Housing Needs Survey update calculated a need for 750 dwellings	<ul style="list-style-type: none"> ▪ Number of affordable houses completed 	Major positive effect: <ul style="list-style-type: none"> ▪ Provision of affordable housing units on opportunity sites. 	Developments include affordable housing provision.	+	+	+	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: Medium/High • Scale: Local - Leek • Temp/Perm: Permanent

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	<p>per annum. The Leek Sub-Area represents approx. 30% of District need.</p> <p>The Core Strategy identifies a requirement for 1800 houses in Leek, 965 on allocated sites</p>							<p>Recommendation: Ensure that as many schemes as possible provide an element of affordable housing. Ensure appropriate mix of housing to prevent concentration of particular types of homes.</p>
		<ul style="list-style-type: none"> ▪ Housing land supply/completions achieved towards RSS11, by location 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> ▪ Provision of additional housing in the town. 	Developments come forward.	+	+	+	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Medium/High • Scale: District-wide • Temp/Perm: Permanent <p>Recommendation: Detailed monitoring of completions and supply to manage provision</p>
		<ul style="list-style-type: none"> ▪ Net gain/reduction in the percentage of the housing stock in an unsatisfactory condition. 	No significant effect identified	-	0	0	0	<p>Likely effects:</p> <p>N/A</p>
		<ul style="list-style-type: none"> ▪ Other - housing for older people 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> ▪ Provision of additional housing in the town centre. 	Housing is provided in locations with very good access to services and facilities.	+	+	+	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: None</p>
Overall impact on SA Objective 4:					+	++	++	

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SA5	<p>Leek has high levels of in working.</p> <p>Out commuting is low.</p> <p>Leek has relatively good levels of accessibility by private car, public transport provision is sporadic and irregular and the town is not connected to the national rail network.</p> <p>National Planning Policy promotes sustainable development through re-use of previously developed land, improved non-car transport choice and access, mixed use development, inclusive communities and high quality design.</p>	<ul style="list-style-type: none"> Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre. 	<p>Major positive effect:</p> <ul style="list-style-type: none"> Reduction of out-commuting for residents taking up new employment opportunities however already lower in Leek than the other towns in the District. Reduction in the number of people travelling out of Leek to do their shopping. Concentration of development within the town in close proximity of services and facilities. 	<p>New employment opportunities are taken by local residents.</p> <p>Public transport services are available.</p> <p>New retail provision in town changes shopping patterns.</p>	0	+	++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: Allow for expansion in provision of public transport.</p>
	<ul style="list-style-type: none"> Average density of housing completions. 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> High density housing in the town centre in line with emerging Core Strategy policy requirements. 	<p>New development will be expected to meet the requirements of emerging Core Strategy policy H1 which establishes density requirements for housing development.</p>	+	+	+	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: Ensure that development meets the requirements of the emerging Core Strategy policy on density for housing developments.</p>	
Overall impact on SA Objective 5:					0	+	++	

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SA6	Leek is disconnected from the rail network. Bus services are poor, with provision extremely limited after 6pm. As such the evening economy is almost entirely reliant on the private car.	<ul style="list-style-type: none"> Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework. 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> New town centre retail, leisure, housing and employment development proposed which provides for Leek and the rural hinterland. 	Additional housing and employment opportunities and greater retail offer in Leek reduces the need to travel to areas outside the District to work and shop.	0	+	++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation:</p>
	Lack of alternative travel means may encourage travel by car.	<ul style="list-style-type: none"> Total length of cycleways, bridleways and footpaths (km) 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> Overall increase and improvement of cycle ways and pedestrian links in Leek. 	-	0	+	+	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: None</p>
	Need for greater distribution/diversity of public transport offer.	<ul style="list-style-type: none"> Number of Travel Plans in operation. 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> Increase in the number of people travelling by means other than the private car. 	Existing and new employers adopt Travel Plans.	0/+	0/+	0/+	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: Allow for expansion in provision of public transport.</p>

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			<ul style="list-style-type: none"> ▪ Other 	Minor positive effect: <ul style="list-style-type: none"> ▪ Redevelopment of the bus station and improvements to the evening economy will increase demand for improved bus services. 	-	0	+	+	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: None
Overall impact on SA Objective 6:						0	+	+	
Summary - Appraisal against Social Objectives:						- / +	+	++	
<p>Positive effect over time as development in Leek takes place which improves services/facilities and strengthens the retail offer. Provision of additional dwellings including affordable housing and extra care housing within the town will provide more choice and meet the needs of local residents. More efficient use of land and increased employment opportunities in the town will provide greater opportunity to work locally. All of these positive effects direct development to more sustainable locations and reduce the need to travel.</p>									
ENVIRONMENT	SA7	<p>The District has a large number of rich and varied nature conservation sites.</p> <p>Of the 4942 ha of SSSI land within the Staffordshire Moorlands 80% was described as being in a favourable or</p>	<ul style="list-style-type: none"> ▪ Change in areas and populations of biodiversity importance, including: Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance 	Minor positive effect: <ul style="list-style-type: none"> ▪ Contributions made through new developments, where appropriate. 	Protection of existing biodiversity sites. Although there are no known sites within the masterplan area.	0	+	+	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: Mitigation and compensatory measures to minimise impact from new development.

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	“recovering” condition.	<ul style="list-style-type: none"> Number of nationally/locally important wildlife sites in the District reported as being in ‘poor condition’ 	No known significant effects identified.	-	0	0	0	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: None</p>
Overall impact on SA Objective 7:					0	+	+	
SA8	<p>The Staffordshire County Council Biodiversity Action Plan (BAP) for Staffordshire identifies a number of priority habitats and species relevant to the Staffordshire Moorlands.</p> <p>The Community Strategy aims to maintain and increase species and habitats identified in the BAP.</p>	<ul style="list-style-type: none"> Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> - Change in priority habitats and species (by type) 	Presence of priority species such as bats is unknown at present.	-	1	1	0	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: Surveys need to be carried out where appropriate as part of site allocation work and planning application process. Mitigation measures to minimise impact from new development.</p>
Overall impact on SA Objective 8:					1	1	0	

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SA9	Limited information on contamination in Leek. Several of the opportunity sites are derelict at present.	<ul style="list-style-type: none"> Net gain/reduction in the total amount of derelict land (Ha). 	<p>Minor negative effect:</p> <ul style="list-style-type: none"> Contamination may be exposed through redevelopment of land. <p>Major positive effect:</p> <ul style="list-style-type: none"> Reduction in the amount of derelict land as a result of the masterplan. 	-	- / +	- / ++	- / ++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: Remediation will be required where contamination is identified.</p>
Overall Impact on SA Objective 9					- / +	- / ++	- / ++	
SA 10	<p>Brownfield land is a finite resource.</p> <p>91% of dwellings completed on previously developed land 2008/2009. 96.8% of dwellings in Leek completed on pdl 2008/2009.</p> <p>Already a number of high density schemes in Leek. Of 08/09 completions in Leek: 21% of dwellings at a</p>	<ul style="list-style-type: none"> Number of completions comprising conversion/re-use of existing buildings 	<p>Major positive effect:</p> <ul style="list-style-type: none"> Re-use of existing buildings/more efficient use of brownfield land. 	-	++	++	++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: None</p>
		<ul style="list-style-type: none"> Percentage of housing and employment on previously developed land. 	<p>Major positive effect:</p> <ul style="list-style-type: none"> New housing and employment development on previously developed land within the town centre. 	Emerging Core Strategy prioritises use of brownfield sites before greenfield sites.	++	++	++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent <p>Recommendation: None</p>

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	density of less than 30 dph, 40% of dwellings at a density between 30 and 50 dph, 39% of dwellings at a density above 50 dph.	<ul style="list-style-type: none"> ▪ Percentage of new dwellings completed at: <ul style="list-style-type: none"> i) less than 30 dph; ii) between 30 and 50 dph; and iii) above 50 dph. 	<p>Major positive effect:</p> <ul style="list-style-type: none"> ▪ Emerging Core Strategy sets out the density standards for developments in or on the edge of town centres of 40 dwellings per hectare or more. 	Densities will be compatible with the site and its location and will meet the emerging Core Strategy requirements.	++	++	++	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: Need to ensure that the density standards contained in the emerging Core Strategy are adhered to.</p>
Overall Impact on SA Objective 10					++	++	++	
SA 11	New buildings can offer greater energy efficiency.	<ul style="list-style-type: none"> ▪ Renewable energy capacity installed by type. 	No significant effect identified. Dependent on how implemented. Emerging Core Strategy supports renewable energy schemes.	New development will be expected to meet emerging Core Strategy policy SD1 –Achieving Sustainable Development.	I	I	I	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: District-wide • Temp/Perm: Permanent <p>Recommendation: None</p>
	At present there are only a handful of functioning renewable energy schemes in the District.	<ul style="list-style-type: none"> ▪ Amount of household waste recycled (%) 	No significant effect identified	-	0	0	0	<p>Likely effects:</p> <p>N/A</p>
Overall Impact on SA Objective 11					I/0	I/0	I/0	
SA 12	None of the opportunity sites are in a Flood Zone.	<ul style="list-style-type: none"> ▪ Number of approvals for development incorporating sustainable drainage systems (SuDS) 	No significant effect identified	New development will be expected to meet emerging Core Strategy policy SD1 – which deals	0	0	0	<p>Likely effects:</p> <p>N/A</p>

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	New development may have implications on surface water drainage and increased risk in vulnerability to flooding.			with SuDS.				
		<ul style="list-style-type: none"> ▪ Number of housing completions located within a flood-plain 	No significant effect identified	None of the opportunity sites are in a Flood Zone.	0	0	0	Likely effects: N/A
		<ul style="list-style-type: none"> ▪ Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds. 	No significant effect identified	None of the opportunity sites are in a Flood Zone.	0	0	0	Likely effects: N/A
Overall Impact on SA Objective 12					0	0	0	
SA 13	The historic environment is a key component of a high quality environment. Opportunities for the sustainable re-use of historic buildings.	<ul style="list-style-type: none"> ▪ Percentage of listed buildings 'at risk' 	No significant effect identified	-	0	0	0	Likely effects: N/A
		<ul style="list-style-type: none"> ▪ Number of grant-aided schemes. 	No significant effect identified	-	0	0	0	Likely effects: N/A
		<ul style="list-style-type: none"> ▪ Percentage of Conservation Areas with up-to-date appraisals and management plans 	No significant effect identified	A Conservation Area Appraisal has recently been produced for Leek.	0	0	0	Likely effects: N/A
		<ul style="list-style-type: none"> ▪ Number of housing completions located in 	N/A	-	0	0	0	Likely effects:

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		the countryside, which do not constitute either 'agricultural exceptions' or affordable housing schemes						N/A
		<ul style="list-style-type: none"> ▪ Other 	Major positive effect: <ul style="list-style-type: none"> ▪ Redevelopment of vacant properties and mills and enhancement of existing property is a key objective of the Masterplan. 	-	+	++	++	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: None
Overall Impact on SA Objective 13					0/+	0/++	0/++	
SA 14	<p>The Town Centre needs to connect the town's visitor attraction appeal to an improved evening economy. Considered that tourism potential is underplayed, with existing assets not fully exploited.</p> <p>There is strong public demand for delivery of a Community/Arts/Heritage facility, to be prominently sited in the Town Centre and would</p>	<ul style="list-style-type: none"> ▪ Tourism, leisure and cultural related completions, by type (Number) 	Major positive effect: <ul style="list-style-type: none"> ▪ Masterplan encourages further tourism development and includes the provision of a hotel, leisure facilities and arts centre. ▪ Support for developing the special character and heritage of the town. 	<p>Greater choice and linked trips provided through new facilities and accommodation.</p> <p>Better links and overall improvement of the town encourage more visitors.</p> <p>Redevelopment of key sites and improvement of the gateways to the town. Improved parking provision.</p>	++	++	++	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: None

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		be a driver for the improved evening offer. For the principal town in Staffordshire Moorlands there is very limited hotel provision within or adjacent to the Town Centre.							
Overall Impact on SA Objective 14						++	++	++	
						-/++	-/++	-/++	
Summary - Appraisal against Environmental Objectives:									
<p>Due to the land included in the masterplan being predominantly previously developed and not within a Flood Zone there are few negative cumulative environmental impacts identified however Habitat and Protected Species Surveys may need to be carried out for some of the opportunity sites and any necessary mitigation and/ or compensatory measures implemented. There may be a negative impact of contamination being exposed through redevelopment but a positive impact of remediation of any contamination. Positive impact of reduction of derelict land. There are positive effects such as encouraging further development of tourism and culture. Other positive impacts are the re-use of existing buildings and more efficient use of brownfield land and redevelopment of vacant properties and mills and enhancement of existing property.</p>									
Economic	SA 15	The emerging Core Strategy identifies retail requirements for Leek of 3,000m ² floorspace of convenience and 12,000m ² comparison retail.	<ul style="list-style-type: none"> ▪ Losses of employment land in: <ul style="list-style-type: none"> i) employment /regeneration areas; and ii) local authority area ▪ Amount of employment 	Major positive effect: <ul style="list-style-type: none"> ▪ Provision of a range of sites in the town. ▪ Protection of suitable employment sites will safeguard the vitality and viability of settlements. 	New employment sites come forward.	-/++	-/++	++	Likely effects: <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent Recommendation: Seek to

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	Retail offered in the town centres is insufficient to meet the needs of residents. Areas with a poor environment affect existing businesses.	land lost to residential development	Minor negative effect <ul style="list-style-type: none"> Redevelopment of some sites may result in the displacement of existing businesses however may be able to relocate. 					relocate any displaced businesses either on existing redeveloped site or new site in the town
		<ul style="list-style-type: none"> Amount of completed retail, office and leisure development 	Major positive effect: <ul style="list-style-type: none"> Provision of a range of sites for retail, office and leisure development. 	-	0	+	++	Likely effects: <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Permanent Recommendation: None
		<ul style="list-style-type: none"> Changes of use on main shopping streets in towns to non-A1 uses 	Major positive effect: <ul style="list-style-type: none"> Additional new retail floorspace will help to attract retailers and enable growth, adding to the viability of Leek town centre. 	Greater number of visitors attracted to the town centres.	++	++	++	Likely effects: <ul style="list-style-type: none"> Likelihood/certainty: High Scale: Local - Leek Temp/Perm: Semi-permanent Recommendation: None
		Overall Impact on SA Objective 15			-/++	-/++	++	

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SA 16	<p>Growth of the economy is not performing as well as the Region or nationally.</p> <p>There is concern for the loss of small employment sites to residential use.</p> <p>The suitability of existing employment sites need to be further assessed.</p> <p>Lack of modern, quality office accommodation.</p>	<ul style="list-style-type: none"> ▪ Employment land available by type ▪ Amount of floorspace developed for employment by type 	<p>Major positive effect:</p> <ul style="list-style-type: none"> ▪ Modern office development proposed. New employment opportunities in retail, leisure and tourism. <p>Minor negative effect:</p> <ul style="list-style-type: none"> ▪ Loss of existing employment land to other uses or mixed use development. 	Diversifying employment opportunities offered in the town.	-/+	-/+	++	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: High • Scale: Local - Leek • Temp/Perm: Permanent <p>Recommendation: Seek to re-provide lost employment land elsewhere in the town.</p>
Overall Impact on SA Objective 16					-/+	-/+	-/+	
SA 17	<p>There is concern that the District is low-waged and employment largely depends on industries that are declining in the wider economies.</p> <p>Around 37% of all the working age population fall into the two lowest</p>	<ul style="list-style-type: none"> ▪ Staffordshire Moorlands employment / unemployment rates ▪ Employment by sector 	<p>Major positive effect:</p> <ul style="list-style-type: none"> ▪ Generation of additional jobs through new retail and business developments. <p>Minor negative effects:</p> <ul style="list-style-type: none"> ▪ Loss of jobs on opportunity sites where businesses are displaced. <p>Major positive effect:</p>	-	-/+	-/+	++	<p>Likely effects:</p> <ul style="list-style-type: none"> • Likelihood/certainty: Medium • Scale: District-wide • Temp/Perm: Semi-permanent <p>Recommendation: Seek to relocate any displaced businesses either on redeveloped site or new site in town</p> <p>Likely effects:</p>

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	<p>social grades –DE- this impacts on the available disposable income and affluence.</p> <p>There is a high proportion of residents with no qualifications: the figure for Leek is higher than District, region and county.</p> <p>2001 unemployment rate for Leek was in line with the national average at 3.3% but higher than Staffordshire Moorlands figure of 2.2%.</p>	<ul style="list-style-type: none"> Potential for growth of service sector businesses and employment in tourism. 					<ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: District-wide Temp/Perm: Semi-permanent <p>Recommendation: None</p>	
		<ul style="list-style-type: none"> Earnings by Staffordshire Moorlands residents 	<p>Minor positive effect:</p> <ul style="list-style-type: none"> Increased earnings are not directly addressed. Need to ensure that the Leek’s workforce skills match employment opportunities. 	<p>Agreements are made with developers towards training programmes, employment support and employment access schemes.</p>	+	+	++	<p>Likely effects:</p> <ul style="list-style-type: none"> Likelihood/certainty: Medium Scale: District-wide Temp/Perm: Semi-Permanent <p>Recommendation: Local skills and training opportunities need to match local employment opportunities.</p>
	Overall Impact on SA Objective 17				-/+	-/+	++	
	Summary – Appraisal against Economic Objectives				-/+	-/+	++	
	<p>The assessment shows that the draft masterplan has mainly positive effects on the economic objectives. Generation of additional jobs through new retail, leisure, tourism and business development in Leek. Diversifying the employment opportunities the town has to offer. However there are likely to be negative impacts including the loss of employment land and jobs on opportunity sites as part of redevelopment. It is recommended that measures are taken to re-provide any lost employment land and to relocate effected businesses either on redeveloped sites or elsewhere in the town. There is an on-going need to ensure that the District’s workforce skills match local employment opportunities.</p>							

Section J - Summary of Effects of Implementation of the Final Draft Masterplan on Leek Town Centre

- + = Positive ++ = Significantly Positive -- = Significantly Negative
 - = Negative
 0 = Neutral (no significant positive or negative effects)
 ? = Impact Unknown
 I = Impact dependent on how implemented

Different components within an Option may generate varying impacts. This is indicated by '/'.

	SA Objectives	Short Term (less than 1 year)	Medium Term (1-5 years)	Long Term (5 years or more)
Social	1. To improve the quality of where people work and live, and minimise risks and nuisances	-/+	-/+	-/+
	2. To eliminate social exclusion by promoting, maintaining and improving facilities and services and opportunities for and access to them	+	++	++
	3. To minimise opportunities for crime and reduce the fear of crime	0	0/+	0/+
	4. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing	+	++	++
	5. To direct development to more sustainable locations and reduce the need to travel	0	+	++
	6. To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport	0	+	+
Environmental	7. To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets	0	+	+
	8. To protect and enhance key habitats and species	I	I	0
	9. To reduce contamination, regenerate degraded environments and maintain soil resources and quality	-/+	-/+	-/+
	10. To promote efficient use of resources	++	++	++
	11. To reduce energy consumption and waste production, and facilitate renewable energy	I/0	I/0	I/0
	12. To reduce flood risk, protect and enhance water sources and environmental assets, and reduce contributions and vulnerability to climate change	0	0	0

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	SA Objectives	Short Term (less than 1 year)	Medium Term (1-5 years)	Long Term (5 years or more)
	13. To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place	0/+	0/++	0/++
	14. To encourage further development of tourism and culture	++	++	++
Economic	15. To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	-/++	-/++	++
	16. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	-/+	-/++	++
	17. To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs	-/+	-/++	++

Overall Summary

SA Objectives	Short Term (less than 1 year)	Medium Term (1-5 years)	Long Term (5 years or more)	Summary of Appraisal
Social	-/+	+	++	Positive effect over time as development in Leek takes place which improves services/ facilities and strengthens the retail offer. Provision of additional dwellings including affordable housing and extra care housing within the town will provide more choice and meet the needs of local residents. More efficient use of land and increased employment opportunities in the town will provide greater opportunity to work locally. All of these positive effects direct development to more sustainable locations and reduce the need to travel.
Environment	-/+	-/+	-/+	Due to the land included in the masterplan being predominantly previously developed and not within a Flood Zone there are few negative cumulative environmental impacts identified however Habitat and Protected Species Surveys may need to be carried out for some of the opportunity sites and any necessary mitigation and/ or compensatory measures implemented. There may be a negative impact of contamination being exposed through redevelopment but positive impact of remediation of any contamination. There are positive effects such as encouraging further development of tourism and culture. Other positive impacts are the re-use of existing buildings and more efficient use of brownfield land and redevelopment of vacant properties and enhancement of existing property.
Economic	-/+	-/+	++	The assessment shows that the draft masterplan has mainly positive effects on the economic objectives. Generation of additional jobs through new retail, leisure, tourism and business development in Leek. Diversifying the employment opportunities the town has to offer. However there are likely to be negative impacts including the loss of land in employment use and jobs on opportunity sites as part of redevelopment. It is recommended that measures are taken to re-provide any lost land in employment use and to relocate effected businesses either on redeveloped sites or elsewhere in the town. There is an on-going need to ensure that the District's workforce skills match local employment opportunities.

Conclusions

Overall – in the medium to long term, there are significant permanent positive benefits to be gained from development of the Final Draft Masterplan in relation to social, environmental and economic impacts on sustainability. Although there are minor negative impacts; contamination may be exposed through redevelopment of land development and the loss of land in employment use and jobs on opportunity sites as part of redevelopment; many of these effects may be minimised through policy, or represent only temporary disruptions whilst mitigation measures are enforced and/or other proposals take shape to help balance these.

Policies will need to be developed to assist the implementation of opportunity sites, reduce negative impacts and promote the positive effects of the Final Draft Masterplan.

Section K – Sustainability Appraisal of the Masterplan – Problems Encountered/ Issues Identified

Stage	Who carried this out	When	Problems encountered/issues identified	
SA scoping Report	Collection of baseline data for Core Strategy	Data sources identified by SMDC Planners	August/ October 2006	Collection of baseline data for the Core Strategy some of which has been used to inform Masterplan
	Collection of baseline data for Leek Town Centre Masterplan	Data sources identified by BE Group	July/August 2009	Collection of the baseline data for the Leek Town Centre Masterplan took place in July/ August.
	Identification of links to other relevant plans, programmes and objectives	Plans, Programmes and Objectives identified by SMDC	September / October 2006	The huge number of plans and policies identified for the Core Strategy made it difficult to analyse each one in depth. The list includes those documents regarded to be most relevant to the Core Strategy.
	Formulation of SA Objectives	SA Objectives formulated and checked against requirements of the SEA Directive by SMDC Planners.	September / October 2006 Consultation November 2006 - January 2007	A number of revisions were made in response to representations received to the Scoping Report consultation. These were predominantly in response to English Heritage, Environment Agency and English Nature.
	Identification of key sustainability issues	Issues identified by SMDC Planners.	September / October 2006	Up-to-date and quantifiable data not available to substantiate all of the identified problems. Past trends and issues observed and identified through recent studies have been indicated.
	Selection of Indicators	Indicators selected by SMDC Planners in conjunction with other SMDC Officers.	September / October 2006	Difficulty in identifying targets for the measurement of achievements. Further work will be carried out on this.
SA of Draft Masterplan	SA of Draft Leek Town Centre Masterplan	Assessed by SA Team including BE Group, Taylor Young, SMDC Planners, SMDC Community Safety Manager and SMDC Regeneration Officer.	December 2009 –May 2010	The dispersed membership of the SA Team made checking and signing off the document more challenging.

Section L – Equality Impact Assessment of the Final Draft Leek Town Centre Masterplan

The District Council has a statutory duty under the Race Relations (Amendment) Act 2000, Disability Discrimination Act 2005, and numerous other legislation, to have due regard to the need to:

- Promote equality of opportunity and good relations between persons of different racial groups;
- Promote equality of opportunity between disabled persons and other persons; and
- Eliminate unlawful discrimination.

Such considerations must be taken into account in determining the effects of particular policies, programmes or strategies, with the aim of promoting fair and equal opportunity in employment, training and access to services.

In addition to race and disability factors, the District Council has assessed potential effects on gender, sexuality, age, religion/faith and social exclusion where appropriate. The Equality Impact Assessment (EqIA) matrix below provides a suitable way of assessing all these effects together.

The likely equality implications of spatial objectives have been estimated and assessed. The impacts have been recorded as being high, medium, low or neutral (where the effects are likely to be neither positive nor negative).

Equality Impact Assessment of the Core Strategy Spatial Objectives

- **Sex** – Male/Female
- **Race** – Asian, Black, Chinese and White People, and People of Mixed Race
- **Disabled people**
- **Sexual Orientation** – Lesbians, Gay Men, Transgender people
- **Age** – Older people 60+, Younger people 17-25, Children
- **Faith Groups**

Plan (Spatial) Objective	Impact on Equality		
	Positive	Negative	Details
Spatial Objective 1: Identify employment opportunities through the redevelopment of vacant and under utilised land, properties and mills and enhancement of existing property	Medium	Neutral	Positive benefits through improved economic environment and employment opportunities.
Spatial Objective 2: Identify the potential to increase resident and visitor expenditure and reduce leakage of expenditure to other centres	Medium	Neutral	Positive benefits through improved economic environment.
Spatial Objective 3: Strengthen the retail and service hubs of the town	High	Neutral	Positive benefits for all through improved access and range of services and facilities.
Conclusions: No of the Spatial Objectives are identified as having negative impacts on equality. All three spatial objectives are identified as having positive impacts on equality either through improving the economic environment or improving access and range of services provided in the town.			

Section M – Sign-Posting to Information Required by the SEA Directive

Requirement of the SEA Directive		Location in SA Report
1	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 3.0, 4.0 and 5.0 and Appendix 1 of Scoping Report and Leek Town Centre Masterplan Baseline Report
2	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 6.0, 7.0, Appendix 2 of Scoping Report and Leek Town Centre Masterplan Baseline Report
3	The environmental characteristics of areas likely to be significantly affected;	Section 6.0, 7.0, Appendix 2 of Scoping Report and Leek Town Centre Masterplan Baseline Report
4	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Appendix 2 – Scoping Report and Issues and Leek Town Centre Masterplan Baseline Report
5	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Appendix 1 – Scoping Report and Leek Town Centre Masterplan Baseline Report
6	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Sections F and I - SA of the Leek Town Centre Masterplan
7	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section I – SA of the Leek Town Centre Masterplan
8	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections A and K - SA of the Leek Town Centre Masterplan
9	A description of measures envisaged concerning monitoring in accordance with Art. 10;	Section O – SA of the Leek Town Centre Masterplan
10	A non-technical summary of the information provided under the above headings	Sections 1 – 5 – SA of the Leek Town Centre Masterplan
11	The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level	All relevant information has been considered in undertaking the SA of the Leek Town Centre Masterplan.

Requirement of the SEA Directive	Location in SA Report
of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	
12 Consultation: <ul style="list-style-type: none"> ▪ Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Appendix 5 – Scoping Report
<ul style="list-style-type: none"> ▪ Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Methodology set out in Section 15.0 – Scoping Report.
<ul style="list-style-type: none"> ▪ Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
13 Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	Section H and J – SA of the Leek Town Centre Masterplan
14 Provision of information on the decision: When the plan or programme is adopted, the public and any countries Consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> ▪ The plan or programme as adopted ▪ a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of Consultations entered into pursuant to Art. 7 have been taken into account in Accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and ▪ the measures decided concerning monitoring (Art. 9) 	To be carried out after the Plan is adopted.
15 Monitoring of the significant environmental effects of the plan’s or programme’s implementation (Art. 10)	Section 17.0 – Scoping Report, and Section O - SA of the Submission Version.
16 Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive	Section N – SA of the Leek Town Centre Masterplan

Relevant reports:

- Baseline Report for the Leek Town Centre Masterplan
- Leek Town Centre Masterplan – Draft Final Masterplan Report

Section N – Quality Assurance Check

Objectives and Context	
- The appraisal is conducted as an integral part of the plan-making process.	√
- The plan/strategy's purpose and objectives are made clear.	√
- Sustainability issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	√
- SA objectives, where used, are clearly set out and linked to indicators and targets where appropriate.	√
- Links with other related plans, programmes and policies are identified and explained.	√
- Relates the requirements of the SEA Directive to the wider SA.	√
Scoping	
- Authorities and other key stakeholders with a range of interests that are relevant to the plan and SA are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	√
- The assessment focuses on the significant issues.	√
- Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	√
- Reasons are given for eliminating issues from further consideration.	√
Options	
- Realistic options are considered for key issues, and the reasons for choosing them are documented.	√
- Options include 'do nothing' scenario wherever relevant.	N/A
- The sustainability effects (both adverse and beneficial) of each option are identified and compared.	√
- Inconsistencies between the options and other relevant plans, programmes or policies are identified and explained.	√
- Reasons are given for selection or elimination of options.	√
Baseline Information	
- Relevant aspects of the current state of the plan area (including social, environmental, and economic characteristics) and their likely evolution without the plan are described.	√
- Characteristics of areas likely to be significantly affected are described.	√
- Difficulties such as deficiencies in data or methods are explained.	√
Prediction and Evaluation of Likely Significant Effects	
- Effects identified include the types listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as well as other wider sustainability issues (employment, housing, transport, community cohesion, education, etc).	√
- Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	√
- Likely cumulative (including secondary and synergistic) effects are identified where practicable.	√
- Inter-relationships between effects are considered where practicable.	√
- Where relevant, the prediction and assessment of effects makes use of accepted standards, regulations, and thresholds.	N/A

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- Methods used to appraise the effects are described.	√
Mitigation Measures	
- Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	√
- Issues to be taken into account in project consents are identified.	√
The SA Report	
- Is clear and concise in its layout and presentation.	√
- Uses simple, clear language and avoids or explains technical terms.	√
- Uses maps and other illustrations where appropriate.	
- Explains the methodology used.	√
- Explains who was consulted and what methods of consultation were used.	√
- Identifies sources of information, including expert judgement and matters of opinion.	√
- Contains a non-technical summary covering the overall approach to the appraisal, the objectives of the plan, the main options considered, and any changes to the plan resulting from the appraisal.	√
Consultation	
- Authorities and the public likely to be affected by, or having an interest in, the plan are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	√
Decision-making and Information on the Decision	
- The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	-
- An explanation is given of how they have been taken into account.	-
- Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered.	-
Monitoring Measures	
- Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the appraisal.	√
- Proposals are made for action in response to significant adverse effects.	N/A
- Monitoring enables unforeseen adverse effects to be identified at an early stage. These effects should include predictions which prove to be incorrect.	N/A
- During implementation of the plan, monitoring is used where appropriate to make good deficiencies in baseline information in the appraisal.	-

Section O – Monitoring and Implementation of the Final Draft Leek Town Centre Masterplan

The Leek Town Centre Masterplan will be adopted as a Supplementary Planning Document (SPD) and will also support the allocation of land/proposals within the District's Site Specific Development Plan Document. Where sites are taken forward as allocations through the Site Allocations DPD, these will be subject to further Sustainability Appraisal and monitoring. Following consultation local sustainability indicators will be selected to monitor how the Masterplan is performing against its key objectives and reported in the Annual Monitoring Report (AMR).

The delivery of the Leek Town Centre Masterplan will require a partnership approach to implementing the opportunity sites and other interventions identified in the Masterplan. The Council cannot deliver everything itself and implementation will involve other organisations and groups who will work within the framework of their own strategies and plans as well as the spatial plan for Leek Town Centre.

