

## Streetscape Manual: Adopted April 2005

### Appraisal of Sustainability

#### Need for an Appraisal of Sustainability

1.01 The Streetscape Manual has been adopted as a Supplementary Planning Document, and is supplementary to Policy D2 of the Bath and North East Somerset Revised Deposit Draft Local Plan. A “supplementary planning document” is a new form of ancillary planning material that replaces guidance documents previously known as “supplementary planning guidance”.

1.02 In Planning Policy Statement 12: *Local Development Frameworks*, paragraphs 4.7.1 – 4.7.4 and Figure 4.2 describe the process of preparing a supplementary planning document.

1.03 The Office of the Deputy Prime Minister published the ‘Guide to Applying Sustainability Appraisal to Regional Spatial Strategies and Local Development Frameworks’ during September 2004 for consultation purposes. It was used as the basis for the sustainability appraisal of the Streetscape Manual.

#### Setting the context and objectives, establishing the baseline and deciding on the scope.

1.04 Policy D2 of the Revised Deposit Draft Local Plan was appraised in the Sustainable Development Appraisal (Development Draft 2002) undertaken (by Levett-Therivel Consultants) as part of the local plan process. The policy was considered to have positive impacts on 17 of the criteria used in the appraisal, and was considered to have no impact on the four remaining criteria.

1.05 Although this policy had a very positive impact when tested against the sustainability criteria, the Streetscape Manual further expands on aspects of the policy (in relation to the public realm) and contains a number of issues that are appropriate to be tested by sustainability criteria.

#### Baseline sustainability criteria

1.06 The most recent and appropriate appraisal to use as the basis for the appraisal of the Streetscape Manual will be that undertaken in 2002 by Levett-Therival, as referred to above.

#### Collecting baseline information

1.07 Due to the nature of the Streetscape Manual there is a lack of general baseline information applicable to the whole document. Some information exists in relation to the environmental impacts of different manufacturing processes, the sourcing and selection of paving materials and to the selection of wood products, although it needs to be recognised that these will require specialist interpretation.

#### Identifying key sustainability issues

1.08 Key sustainability issues for the Streetscape Manual include:

**Overarching Guidelines (that apply to the whole of the Manual)**

- Local Distinctiveness and Improving the image of the District
- Minimising visual clutter – minimum palette of materials and coordination of design and colour
- Materials and workmanship, regular routine inspection, cleaning, maintenance and appropriate repair

**Specific Guidelines, with potential sustainability issues highlighted.**

- Paving materials – whole life costs, sourcing, environmental impacts of manufacture and / or extraction.
- Roadside verges – management and potential for nature conservation reserves.
- Sourcing of materials or goods – eg selecting timber from sustainable sources.
- Sourcing of materials or goods –produced and manufactured locally where possible.
- Selection of materials or goods - environmental impacts of production and manufacture.

1.09 The overarching guidelines and the specific guidelines identified above were appraised against the criteria used for the Sustainable Development Appraisal of the Local Plan. It should be noted that many of these issues are inherently complex and require expert knowledge to ascertain their impact. Many of the impacts can only be recorded as being assumed, and should therefore be read as such.

**2.0 Developing and refining options**

**Appraising issues and options**

2.01 Due to the nature of the Streetscape Manual the range of options are limited, with choices relating to specifications rather than whether options should be pursued or not.

2.02 These specifications are largely based on reinforcing local distinctiveness, whilst maintaining cost effectiveness.

2.03 More emphasis could be placed on ensuring that the sourcing of materials or items reflects sustainability concerns.

### 3.0 Appraising the effects of the Streetscape Manual

3.01 Symbols used in the recording of impacts and their definitions are as follows:

- + Positive impact
- Negative impact
- 0 No impact
- I Depends on implementation
- ? Questionable impact
- = Neutral

<b>Overarching Issues: Local Distinctiveness and Improving the image of the District</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
<b>Natural environment: Will the issue maintain and enhance:</b>			
Air quality	0		
Water resources and quality	0		
Land and soil	0		
Landscape	+	Landscape character and features protected and enhanced	
Nature conservation	+	Linked to 'landscape' and its protection and enhancement	
Open space(and access to)	+	Should improve the attractiveness of urban open spaces and streets	
<b>Built environment: Will the issue improve, protect and enhance:</b>			
Housing – meeting needs and affordability	+	Enhanced environmental quality	
Vitality and viability of centres	+	Enhanced environmental quality	
Built heritage, archaeology, distinctiveness, townscape	+	Very clear benefits for these issues.	
Mineral resources	-	Relates to the use of paving materials in particular (see separate appraisal sheet below)	
<b>Social environment: Will the issue promote and safeguard:</b>			
Economy and employment	+	Should maintain and enhance the image of the District – an important criteria for economic development.	
Health	+	Psychological benefit of environmental quality	
Safety and security	+	Enhanced environmental quality results in better community cohesion and ownership, reducing fear of crime.	

Culture, education and equality	+	Enhanced environmental quality can result in increased opportunity for human interaction.	
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**Resource consumption: Will the issue:**

Promote renewable energy sources and/or reduce energy consumption	0		
Reduce need to travel	?	Improving the image of the District reduce a perceived need to go elsewhere, but it might also attract more people in.	
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	0		

**Overarching Issues: Minimising visual clutter – minimum palette of materials and coordination of design and colour**

Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
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**Natural environment: Will the issue maintain and enhance:**

Air quality	0		
Water resources and quality	0		
Land and soil	0		
Landscape	+	Should reduce instances of visual obstructions to views.	
Nature conservation	0		
Open space(and access to)	+	Should enhance the qualities of urban open spaces, including streets.	

**Built environment: Will the issue improve, protect and enhance:**

Housing – meeting needs and affordability	+	Enhanced environmental quality	
Vitality and viability of centres	+	Enhanced environmental quality	
Built heritage, archaeology, distinctiveness, townscape	+	Important features and views protected, and enhanced environmental quality	
Mineral resources	0		

**Social environment: Will the issue promote and safeguard:**

Economy and employment	+	Enhanced environmental quality – an important criteria for economic development.	
Health	0		
Safety and security	0		
Culture, education and equality	0		

**Resource consumption: Will the issue:**

Promote renewable energy sources and/or reduce energy consumption	+	Emphasis on minimising installation of items, thereby reducing energy consumption in manufacturing processes.	
Reduce need to travel	0		
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	+	Emphasis on minimising installation of items, thereby helping to reduce future waste.	

<b>Overarching Issues: Materials and workmanship, regular routine inspection, cleaning, maintenance and appropriate repair</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action

**Natural environment: Will the issue maintain and enhance:**

Air quality	?	Depends on methods of cleaning and repair and their impacts on air quality.	These issues are related to operational issues and are therefore outside of the specific scope of the Streetscape Manual.
Water resources and quality	?	Depends on methods of cleaning and repair and their impacts on water quality.	
Land and soil	l	Depends on methods of cleaning and repair and their impacts on land and soil quality.	
Landscape	0		They should be considered as part of the procurement process and in the specification for certain operations.
Nature conservation	0		
Open space(and access to)	+	Should maintain the quality of urban open spaces and streets	

**Built environment: Will the issue improve, protect and enhance:**

Housing – meeting needs and affordability	+	Should maintain the quality of housing areas	
Vitality and viability of centres	+	Should maintain the quality of these areas	
Built heritage, archaeology, distinctiveness, townscape	+	Should maintain the quality of these areas and ensure appropriate repair is undertaken	
Mineral resources	0		

**Social environment: Will the issue promote and safeguard:**

Economy and employment	0		
Health	+	Should ensure that areas are safe	
Safety and security	+	Should ensure that areas are safe	
Culture, education and equality	0		

**Resource consumption: Will the issue:**

Promote renewable energy sources and/or reduce energy consumption	l	Depends on methods used	These issues are related to operational issues and
Reduce need to travel	0		

Improve travel choice and accessibility	0		are therefore outside of the specific scope of the Streetscape Manual.  They should be considered as part of the procurement process and in the specification for certain operations.
Reduce waste and/or promote recycling	I	Depends on methods used and on whether opportunities for recycling can be identified.	

**Specific Issues: Paving materials – whole life costs, sourcing, environmental impacts of manufacture and / or extraction**

Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
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**Natural environment: Will the issue maintain and enhance:**

Air quality	I	Depends on manufacturing process	
Water resources and quality	0		
Land and soil	-	Extraction will change this	
Landscape	-	Both natural stone and concrete paving require quarrying to produce the basic properties	
Nature conservation	I		
Open space(and access to)	+	Enhanced environmental quality	

**Built environment: Will the issue improve, protect and enhance:**

Housing – meeting needs and affordability	0		
Vitality and viability of centres	+	Enhanced environmental quality	
Built heritage, archaeology, distinctiveness, townscape	+	Enhanced environmental quality, and paving specification and laying patterns to reinforce local distinctiveness.	
Mineral resources	-	Due to quarrying processes	

**Social environment: Will the issue promote and safeguard:**

Economy and employment	+	Creation of employment from extraction to laying.	
Health	I	Depends on the extraction	

		and manufacturing processes employed and degree of environmental protection provided.	
Safety and security	-		
Culture, education and equality	+	Provides platform for social activity.	

**Resource consumption: Will the issue:**

Promote renewable energy sources and/or reduce energy consumption	-	Natural stone or concrete paving requires energy for production. The different levels required require specialist knowledge.	
Reduce need to travel	I	Materials will need to be transported, and how far will depend on selection.	This will need to be one issue (of many) to consider when selecting which paving materials to specify.
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	I	Natural stone paving has a considerably longer aesthetic lifespan than concrete paving (some pennant laid within the District is thought to be at least 250 years old, whereas aesthetically concrete lasts about 20 years). Natural stone can also be reused as paving or aggregate, whereas concrete could only be used as aggregate.	This issue also relates to the disposal of old or broken paving slabs that are replaced as part of routing maintenance.  They should be recycled wherever possible.



<b>Specific Issues: Roadside verges – management and potential for nature conservation reserves</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
<b>Natural environment: Will the issue maintain and enhance:</b>			
Air quality	0		
Water resources and quality	0		
Land and soil	0		
Landscape	+	Improved landscape management and quality	
Nature conservation	+	Enhanced nature conservation	
Open space(and access to)	0		
<b>Built environment: Will the issue improve, protect and enhance:</b>			
Housing – meeting needs and affordability	0		
Vitality and viability of centres	0		
Built heritage, archaeology, distinctiveness, townscape	+	Reinforces local distinctiveness.	
Mineral resources	0		
<b>Social environment: Will the issue promote and safeguard:</b>			
Economy and employment	0		
Health	0		
Safety and security	0		
Culture, education and equality	0		
<b>Resource consumption: Will the issue:</b>			
Promote renewable energy sources and/or reduce energy consumption	0		
Reduce need to travel	0		
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	0		

<b>Specific Issues: Sourcing of materials or goods – eg selecting timber from sustainable sources</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
<b>Natural environment: Will the issue maintain and enhance:</b>			
Air quality	0		
Water resources and quality	0		
Land and soil	0		
Landscape	1	Only if the use of managed sources are specified that seek to enhance landscape character.	
Nature conservation	1	Only if the use of managed sources are specified that seek to enhance nature conservation interests.	
Open space (and access to)	0		
<b>Built environment: Will the issue improve, protect and enhance:</b>			
Housing – meeting needs and affordability	0		
Vitality and viability of centres	0		
Built heritage, archaeology, distinctiveness, townscape	0		
Mineral resources	0		
<b>Social environment: Will the issue promote and safeguard:</b>			
Economy and employment	0		
Health	0		
Safety and security	0		
Culture, education and equality	0		
<b>Resource consumption: Will the issue:</b>			
Promote renewable energy sources and/or reduce energy consumption	0		
Reduce need to travel	0		
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	0		

<b>Specific Issues: Sourcing of materials or goods – produced and manufactured locally where possible</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action
<b>Natural environment: Will the issue maintain and enhance:</b>			
Air quality	0		
Water resources and quality	0		
Land and soil	0		
Landscape	I	These issues could be affected by local production.	Measures would need to be taken to mitigate against any adverse effects.
Nature conservation	I		
Open space(and access to)	0		
<b>Built environment: Will the issue improve, protect and enhance:</b>			
Housing – meeting needs and affordability	0		
Vitality and viability of centres	0		
Built heritage, archaeology, distinctiveness, townscape	+	Potential for goods to reflect or reinforce local distinctiveness	
Mineral resources	0		
<b>Social environment: Will the issue promote and safeguard:</b>			
Economy and employment	+	Creation of local employment opportunities	
Health	0		
Safety and security	0		
Culture, education and equality	0		
<b>Resource consumption: Will the issue:</b>			
Promote renewable energy sources and/or reduce energy consumption	0		
Reduce need to travel	+	Locally produced	
Improve travel choice and accessibility	0		
Reduce waste and/or promote recycling	0		

<b>Specific Issues: Selection of materials or goods - impacts of production and manufacture</b>			
Appraisal criteria	Overall impact	Commentary	Proposed amendments or action

**Natural environment: Will the issue maintain and enhance:**

Air quality	I	All of these issues are dependent on many variables, and their assessment requires specialist knowledge.	During procurement processes these questions need to be asked and suppliers will be expected to provide evidence of good practice where appropriate.
Water resources and quality	I		
Land and soil	I		
Landscape	I		
Nature conservation	I		
Open space(and access to)	0		

**Built environment: Will the issue improve, protect and enhance:**

Housing – meeting needs and affordability	0		
Vitality and viability of centres	0		
Built heritage, archaeology, distinctiveness, townscape	0		
Mineral resources	I		

**Social environment: Will the issue promote and safeguard:**

Economy and employment	I		
Health	I		
Safety and security	I		
Culture, education and equality	I		

**Resource consumption: Will the issue:**

Promote renewable energy sources and/or reduce energy consumption	I		
Reduce need to travel	I		
Improve travel choice and accessibility			
Reduce waste and/or promote recycling	I		

## 4.0 Summary of Appraisal

4.01 The appraisal highlights a range of issues that can be divided into the following two categories:

- **Those that impact on the selection of any particular material or product.** As an example the selection of natural stone paving materials will take place following consultation on the sample panels that are to be laid outside the Guildhall. One of the considerations in the selection of which paving material to procure will be where the material is from ie somewhere in England or the other side of the world. It needs to be emphasised that this would be just one factor in the final decision alongside many others that include visual appropriateness, cost, and structural performance. Other issues include the selection of timber from sustainable sources.
- **Those that impact on any processes or procedures suggested by the Streetscape Manual.** For example in the use of cleaning products or techniques there needs to be consideration of their environmental impacts. And similarly how broken paving slabs are disposed of needs to be carefully assessed.

## 5.0 Action

- It will be necessary to consider the outcomes of this sustainability appraisal as part of the selection process for new materials or products.
- Issues raised throughout this appraisal will be brought to the attention of those undertaking processes or procedures that are outside the direct scope of the Streetscape Manual.
- There will be an annual review of the Streetscape Manual and the effectiveness of its implementation. The Streetscape Manual will be amended as and when over time to respond to changes, and to any adverse effects that may be identified