

# Re-Use of Buildings in the Countryside

*Draft Sustainability Appraisal Report (SA)*

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# 1 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004 (PCPA)<sup>1</sup>, Sustainability Appraisals (SA) are mandatory for a range of Local Development Documents (LDDs), including Supplementary Planning Documents (SPDs). SA is a decision-aiding tool that provides a mechanism for assessing the economic, social and environmental effects of a plan at various points during its preparation. Its purpose is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of planning strategies and guidance, such as SPDs.
- 1.2 This SA Report identifies and reports on the likely significant effects of the Conversion and Re-Use of Existing Buildings in the Countryside SPD and the extent to which implementation of the SPD will achieve the social, environmental and economic objectives of sustainable development. In addition, it should be read in conjunction with the Local Development Framework (LDF) Sustainability Appraisal Report for the Core Strategy: Issues and Options, which establishes an overarching SA framework and is available from the Councils website<sup>2</sup>.

# 2 Rossendale District Local Plan

- 2.1 In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the policies within the Rossendale District Local Plan (RDLP) were 'saved' for a period of three years from the commencement of the Act (September 2004). During this three year period, Local Authorities were expected to replace their Local Plans with a Local Development Framework, which is essentially a folder of documents known as Local Development Documents (LDDs). However, due to delays in the preparation of these LDDs, Rossendale Borough Council requested that a number of the Local Plan policies be saved beyond this three year period demonstrating that these policies reflect the principles of the LDF; are consistent with national planning policy and that it is not feasible or desirable to replace them during the three-year timescale. The Secretary of State is satisfied with the Council's justification for saving these policies and has issued a direction for them to remain in force until the adoption of relevant LDDs in the LDF.
- 2.2 The current saved policies of the RDLP therefore continue to be the policies against which any new SPDs are linked, as required under regulation 13 (7) of the Town and Country Planning (Local Development) (England) Regulations, 2004.
- 2.3 The SPD to which this SA Report is associated, is designed to support RDLP Policy DS.5 – Development Outside the Urban Boundary and the Green Belt. This policy seeks to restrict development outside of the urban boundary in Rossendale. The policy recognises that the Borough's countryside is a valuable asset, which provides an attractive setting for built up areas, and seeks to ensure that the countryside is afforded adequate protection for both its intrinsic value and also for the contribution it makes to leisure and tourism.

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<sup>1</sup> Section 19 (5)

<sup>2</sup> [http://www.rossendale.gov.uk/site/scripts/download\\_info.php?fileID=729](http://www.rossendale.gov.uk/site/scripts/download_info.php?fileID=729)

- 2.4 The RDLP has not been subject to sustainability appraisal. The ODPM advisory guidance (2005)<sup>3</sup> states that “*where the SPD has been prepared on the basis of a saved plan, policy or policies which have not been subject to SA, the authority will need to carry out a SA of that policy or policies and report on these.*” To satisfy this requirement one of the options subject to appraisal will be to “do nothing” or rely on the existing policy, which will enable appraisal of the existing policy to take place.

### 3 Strategic Environmental Assessment

- 3.1 In July 2004, the Office of the Deputy Prime Minister (now Department for Communities and Local Government) published *The Environmental Assessment of Plans and Programmes Regulations 2004* (the SEA Regulations) which provides the legislative mechanism for transposing Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) into UK legislation. Accordingly, local authorities must also comply with the European Directive 2001/42/EEC and the Strategic Environmental Assessment (SEA) Regulations.
- 3.2 SEA provides plan-making authorities with a process to incorporate environmental considerations into decision-making at an early stage and in an integrated way. The SEA Regulations require a decision to be made on whether there are likely to be significant environmental effects as a result of the SPD.
- 3.3 The Government is encouraging the integration of the requirements of the SEA Directive within the SA process, providing an integrated assessment that considers economic, social and environmental impacts. In order to ensure that SA meets the requirements of the SEA Directive, the Office of the Deputy Prime Minister (ODPM) (now Communities and Local Government) has prepared guidance. This guidance is contained in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, November 2005, and is intended to provide guidance on how to undertake a Sustainability Appraisal that incorporates the environmental assessment requirements of the SEA Regulations.
- 3.4 While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulations. In line with the latest guidance, the SA for the Conversion and Re-Use of Existing Buildings in the Countryside SPD expands the remit of SEA that is currently defined in the SEA Directive to include a wider range of sustainability objectives, including social and economic considerations.
- 3.5 However, Regulation 5 (6) states that “*an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at the local level or for minor modifications to an existing plan*”. Guidance produced by the ODPM identifies that SPDs are most likely to fall within this category.

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<sup>3</sup> ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.

3.6 Accordingly, having assessed the SPD objectives and options, it has been determined that a SEA of the SPD is not required because the plan is unlikely to have any significant<sup>4</sup> environmental effects. This is primarily because the SPD elaborates upon the existing Local Plan policy, without introducing an overall change in policy direction.

## 4 Stages in the SA Process

4.1 The SEA Regulations prescribe the steps that must be undertaken during the environmental assessment of a plan, for instance deciding on the scope of the assessment, the level of detail to be included in the environment report and the consideration of alternatives. The Office of the Deputy Prime Minister (ODPM) Guidance Paper “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents” absorbs the requirements of the SEA directive<sup>5</sup> and expands the upon the rigorous process required by SEA to include social and economic impacts. The approach adopted to undertake the SA was based on the process set out in this ODPM Guidance Paper.

4.2 Table 1 below sets out the SA stages and tasks, based on those listed in the Government guidance. This SA Report represents the completion of up to Stage C of the SA process.

**Table 1: Stages in the SA process**

<b>PRE-PRODUCTION</b>
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.</b>
<ul style="list-style-type: none"> <li>• Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD.</li> <li>• Collect relevant social, environmental and economic baseline information.</li> <li>• Identify key sustainability issues for the SA to address.</li> <li>• Develop the SA framework, consisting of the sustainability objectives, indicators and targets.</li> <li>• Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another.</li> <li>• Produce Scoping Report and carry out necessary consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.</li> </ul>
<b>PRODUCTION</b>
<b>Stage B: Developing and Refining Options</b>
<ul style="list-style-type: none"> <li>• Carry out appraisal of the SPD options and make recommendations for improvement.</li> </ul>
<b>Stage C: Appraising the effects of the draft SPD</b>
<ul style="list-style-type: none"> <li>• Predict the effects and carry out detailed assessment of the effects of the draft SPD.</li> <li>• Propose measures to maximise beneficial effects and mitigate adverse effects.</li> <li>• Develop proposals for monitoring.</li> <li>• Prepare the final SA Report along with the draft SPD.</li> </ul>

<sup>4</sup> Significance will be determined by taking into account criteria specified in Schedule 1 of the SEA Regulations and ANNEX II of the Directive

<sup>5</sup> Although para 1.6 of the ODPM (CLG) guidance details that the purpose of the guide is “to provide information to assist to comply with the SEA Directive.” It is however not intended as a legal interpretation”.

<b>Stage D: Consultation on the SA Report and Draft SPD</b>
<ul style="list-style-type: none"><li>• Consult on the final SA Report along with the draft SPD.</li><li>• Carry out, where necessary, appraisal of any significant changes made as a result of representations.</li></ul>
<b>ADOPTION AND MONITORING</b>
<ul style="list-style-type: none"><li>• Inform consultees that SPD has been adopted.</li><li>• Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes.</li><li>• Make SPD and SA Report available for public viewing.</li></ul>
<b>Stage E: Monitoring implementation of the SPD</b>
<ul style="list-style-type: none"><li>• Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects.</li><li>• Undertake appropriate remedial action where necessary.</li></ul>

## 5 Appraisal Methodology

- 5.1 In January 2009 an SA Scoping Report for the Conversion and Re-Use of Existing Buildings in the Countryside SPD was produced to detail the scope of the appraisal (Stage A of the SA process – see Table 1). The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process.
- 5.2 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations (Countryside Agency<sup>6</sup>, English Nature<sup>5</sup>, English Heritage, Environment Agency) together with other key consultees representing social, economic and environmental interests in the Borough of Rossendale, namely GONW and 4NW.
- 5.3 This Scoping Report identified that the SA Report for the LDF Core Strategy Issues and Options already covered Tasks A1 to A4 and that the Council would use the framework and baseline information to assess the SPD. In addition, the Scoping Report for this SPD also identified further sustainability issues, problems and objectives specific to the SPD as well as the broad options to be considered: These are:

### Issues & Problems

- Poorly designed conversions with incompatible designs and materials resulting in a poor relationship with the original building or street scene.

### Objectives

- To assist in the diversification of the rural economy by encouraging the consideration of suitable commercial or business uses before residential uses;
- To ensure that works do not result in a substantial rebuild of structures; and
- To ensure that conversions are sympathetic to the character and rural setting of the building.

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<sup>6</sup> A new agency, Natural England, was created when the Natural Environment and Rural Communities (NERC) Act received Royal Assent on 30<sup>th</sup> March 2006. The Countryside Agency and English Nature have now been integrated into Natural England.

### **Options**

Given the scope of the SPD, it is considered appropriate that only two basic options are considered:

- Rely on existing policy (i.e. do not produce any guidance).
- Produce a Supplementary Planning Document to provide additional clarity on the implementation of existing policy to ensure that conversions of existing buildings in rural areas respect the character and appearance of the building and its rural setting.

## **6 Appraisal Conclusions**

6.1 Stage B of the SA process as identified by ODPM Guidance (2005) (see Table 1) involves appraising both the SPD objectives and then the identified options against the sustainability appraisal framework. The more detailed findings of the appraisal can be found in Appendix A and the subsequent detailed appraisal of the SPD Options can be found in Appendix B.

### **SPD Objectives**

6.2 The objectives of the SPD set out what it is aiming to achieve in spatial planning terms and provide the context for the development of options.

6.3 The objectives are primarily concerned with diversifying the rural economy, ensuring that work to convert existing buildings does not result in a substantial rebuild of structures and ensuring that conversions are sympathetic to the character and rural setting of the building.

6.4 Appendix A clearly shows that the SPD objectives are on the whole either compatible with the SA objectives or have no link to / significant impact on the SA objectives. The SPD objectives are particularly compatible with the aspirations to regenerate rural areas and the aim to protect places, landscapes and buildings of historic, cultural and archaeological value. The emphasis placed upon minimising demolition and rebuilding by the objectives of the SPD is also likely to deliver significant benefits for ensuring the prudent use of natural resources and the sustainable management of existing resources and to ensure the sustainable management of waste and minimise its production.

6.5 It is recognised that the objective of encouraging the consideration of suitable commercial or business uses before residential uses is not compatible with the SA objective of improving access to good quality, affordable and resource efficient housing. Nevertheless, there are genuine sustainability reasons for this objective, particularly in relation to minimising the need to travel and ensuring that all residents have access to basic goods, services and amenities. Accordingly, following the appraisal of the objectives, it has been concluded that there would be no issues with supporting the current Local Plan policy with the SPD in terms of the impact of the SPD objectives on the SA objectives.

### **SPD Options**

6.6 Appendix B contains the detailed assessment of the SPD Options against the SA objectives. The assessment clearly shows that producing a SPD (i.e. Option 2) would have no significant negative effects against the SA objectives. Producing a SPD in actual fact is likely to deliver benefits for

amongst other things the regeneration of rural areas, community involvement in decision making, the minimisation of waste, the reuse of existing resources, the protection of the local environment and the enhancement of biodiversity.

6.7 The impact of the SPD will be monitored through the Annual Monitoring Report to ensure that the results of the appraisal come through in its implementation.

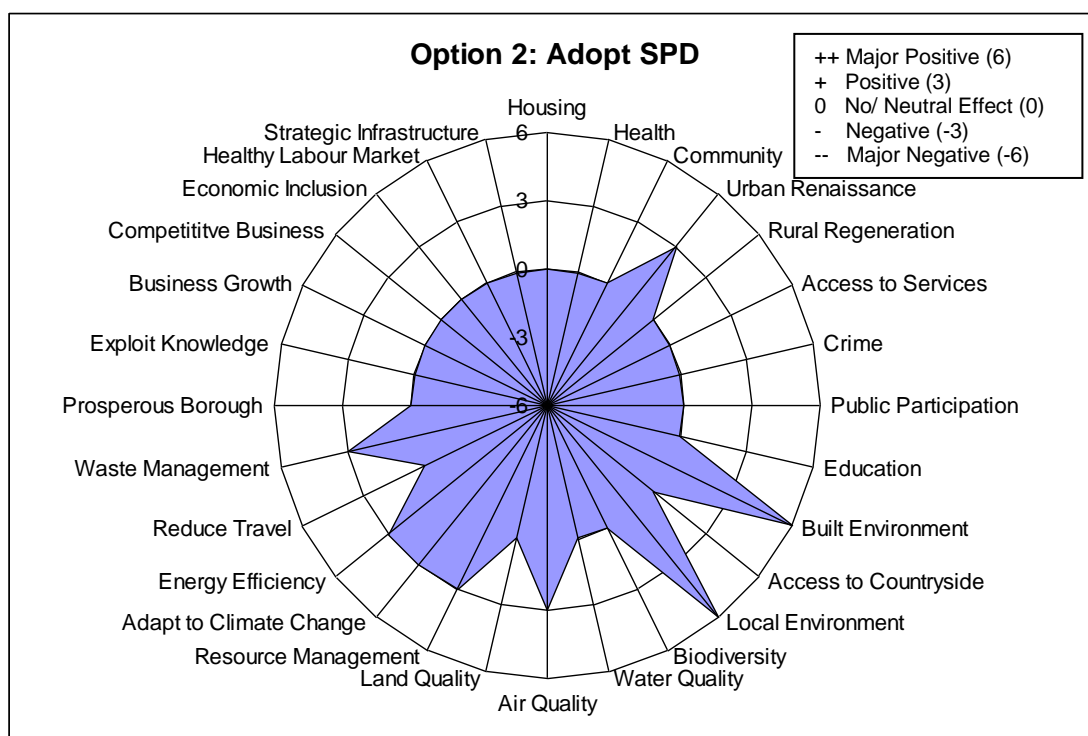
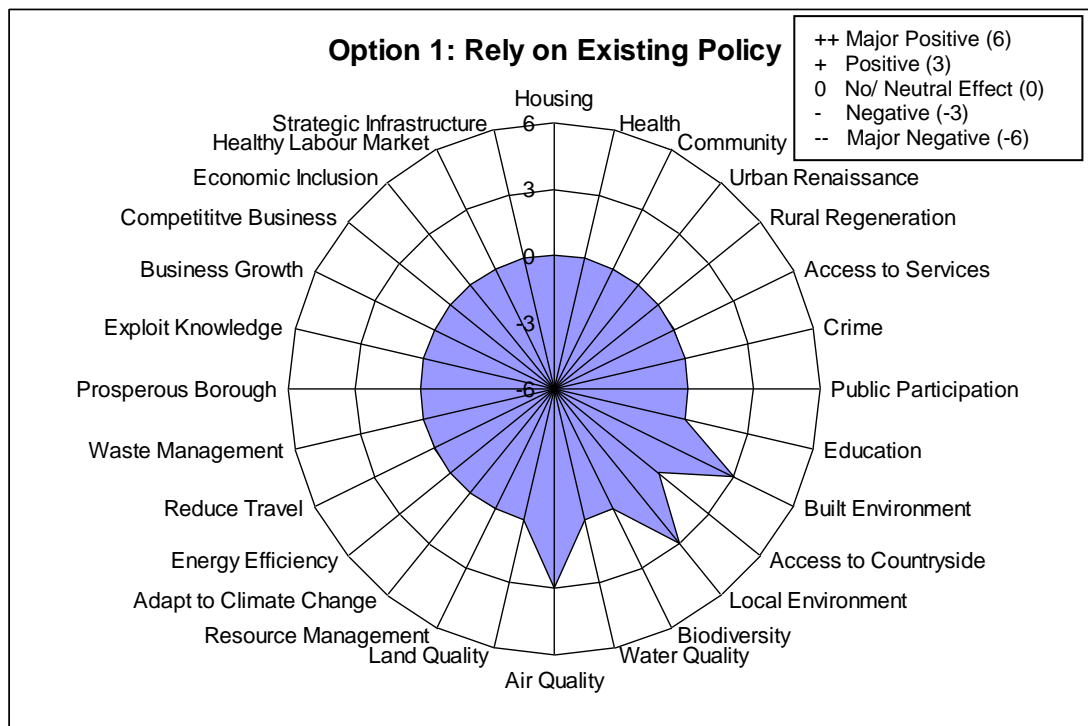
6.8 Table 2 contains a summary of the appraisal for each of the two options:

**Table 2: Summary of SA**

Option	Sustainability Appraisal Summary
Option 1 – Rely on Existing Policy ‘do nothing approach’	Simply relying on the existing Local Plan policy could potentially have a negative impact on a number of sustainability objectives including protecting buildings of historic value, protecting environmental quality, reducing the need to travel and securing economic inclusion. It is considered that the existing policy is too broad and the implementation of additional guidance to support the policy will help to meet the SA objectives and provide more positive benefits.
Option 2 – Adopt SPD	Option 2 would give additional guidance on the criteria that is contained in the policy under option 1. The adoption of the SPD will build on and strengthen the criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits than simply relying on the existing policy itself (as in Option 1).



6.8 The following radar diagrams summarise the results of the appraisal of the two SPD Options against the SA objectives.



## 7 Consultation on the Draft SPD and the SA Framework

7.1 Public consultation on the draft Conversion and Re-Use of Existing Buildings in the Countryside SPD and this accompanying Sustainability Appraisal Report runs from the 7<sup>th</sup> September to 16<sup>th</sup> October 2009. **All comments are welcomed but must be received by the Council no later than 5pm on 16<sup>th</sup> October if they are to be taken into account.**

7.2 You may comment on the draft SPD and its accompanying SA by any of the following means:

- Via the Council's website at [www.rossendale.gov.uk/ldfconsultation](http://www.rossendale.gov.uk/ldfconsultation)
- By email, using the address [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk)
- By post, using the following address:

Conversion and Re-use of Existing Buildings in the Countryside SPD  
Forward Planning  
Rossendale Borough Council  
One Stop Shop  
Lord Street  
Rawtenstall  
Rossendale  
BB4 7LZ

7.3 For further information regarding this document please contact:

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7.4 We will consider any representations made on the SA and the SPD before formal adoption. Where necessary, an appraisal will be undertaken of any significant changes made as a result of the representations to ensure that the significant social, environmental and economic effects of these changes have been considered.

7.5 After the adoption of the SPD, a statement will be published setting out any changes to the SPD in response to the SA process and how representations on the SA have been taken into account.

## 8 Monitoring the Significant Effects of Implementing the SPD

- 8.1 The significant effects of implementing the Conversion and Re-Use of Existing Buildings in the Countryside SPD will be monitored in order to help identify unforeseen adverse effects and enable remedial action to be taken. This monitoring will allow the SPD to be tested against the effects predicted as part of the SA process.
- 8.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process.

If, as a result of this monitoring, significant adverse affects are identified then this will trigger an immediate review to either amend or suspend part or all of the SPD.

### **Next Steps**

- 8.4 The key next steps of the SA process once the formal consultation on the SA Report along with the draft SPD is complete will involve:
- Appraisal of any significant changes proposed to the draft SPD not already considered.
  - Publishing a statement following adoption of the SPD setting out the changes to the SPD in response to the SA process, the ways in which responses to consultation have been taken into account and confirmation of monitoring arrangements.
  - Monitoring the significant effects.

## **APPENDIX 1**

### **Testing the SPD Objectives against the SA Framework**

SA OBJECTIVES		SPD Objectives		
		Objective 1	Objective 2	Objective 3
<b>SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE</b>				
1	To improve access to good quality, affordable and resource efficient housing		-	-
2	To enable people to enjoy long life free from disease and limiting illness	-	-	-
3	To develop strong and positive relationships between people from different backgrounds and communities	-	-	-
4	To deliver urban renaissance	-	-	-
5	To regenerate rural areas			
6	To improve access to and use of basic goods, services and amenities		-	-
7	To reduce crime, disorder and the fear of crime	-	-	-
8	To enable groups and communities to contribute to decision making	-	-	-
9	To provide education which is accessible to and valued by all and produces achievements above the norm	-	-	-
<b>EFFECTIVE PROTECTION OF THE ENVIRONMENT</b>				
1	To protect places, landscapes and buildings of historic, cultural and archaeological value	-		
2	To improve access to and the opportunity to enjoy the countryside and green space.	-	-	-
3	To protect and improve local environmental quality	-	-	
4	To protect and enhance biodiversity	-	-	-
5	To protect and improve the quality of controlled water courses	-	-	-
6	To protect and improve air quality	?	-	-
7	To protect and improve land quality	-	-	-
<b>PRUDENT USE OF NATURAL RESOURCES</b>				
1	To ensure the prudent use of natural resources and the sustainable management of existing resources	-		
2	To address the need to limit and adapt to climate change	?	-	-
3	To minimise the requirement for energy use, promote efficient energy and increase the use of energy from renewable resources	-	-	-
4	To reduce the need to travel	?	-	-
5	To ensure the sustainable management of waste, minimise its production, and increase re-use, re-cycling and recovery rates	-		

<b>MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT</b>			
1	To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities		-
2	To develop and exploit the borough's knowledge base.	-	-
3	To exploit the growth potential of business sectors.		-
4	To improve the competitiveness and productivity of businesses	-	-
5	To secure economic inclusion		-
6	To develop and maintain a healthy labour market	-	-
7	To develop strategic transport, communication and economic infrastructure.	-	-

- Compatible
- Incompatible
- No Link/ Insignificant
- ? Uncertain/ Unknown

## **APPENDIX 2**

### **Assessment of Options against the SA Framework**

SA Objectives		Duration	Option 1 Rely on Existing Policy	Option 2 Produce SPD	Comments, having considered: Likelihood / certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/ improvement.
<b>Social Progress Which Recognises the Needs of Everyone</b>					
1	To improve access to good quality, affordable and resource efficient housing	S	0	0	By producing a SPD which requires applicants to first consider the potential for converting the building to a business use, Option 2 could reduce the number of permissions to convert buildings to residential use. Nevertheless, the conversion of buildings in the countryside is not a major contributor to housing supply in the Borough.
		M	0	0	
		L	0	-	
2	To enable people to enjoy long life free from disease and limiting illness	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
3	To develop strong and positive relationships between people from different backgrounds and communities	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
4	To deliver urban renaissance	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
5	To regenerate rural areas	S	0	+	By providing additional guidance to applicants on the conversion of existing buildings in the countryside Option 2 will lead to the submission of more high quality, well designed proposals. This is likely to have a positive impact on the regeneration of rural areas.
		M	0	+	
		L	0	++	
6	To improve access to and use of basic goods, services and amenities	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
7	To reduce crime, disorder and the fear of crime	S	0	0	No significant effect
		M	0	0	No significant effect







		L	0	0	No significant effect
8	To enable communities to contribute to decision making	S	0	+	By relying on existing guidance (i.e. Option 1) there would be no immediate opportunities for local communities to shape the Council's planning policies on conversion of existing buildings in the countryside. Producing a SPD (Option 2) provides local communities with an opportunity to influence decision making.
		M	0	+	
		L	0	+	
9	To provide education which is accessible to and valued by all and produces achievements above the norm	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
<b>Effective Protection of the Environment</b>					
1	To protect places, landscapes and buildings of historic, cultural and archaeological value	S	-	+	Not producing a SPD may result in the continued submission of unsympathetic proposals that are insensitive to the intrinsic value of the building. However, by providing additional guidance on for example appropriate materials, retaining surrounding features, etc, Option 2 could help to protect places and buildings of historic, cultural and archaeological value. Although it is recognised that existing development plan policies should help to prevent inappropriate proposals.
		M	-	+	
		L	-	+	
2	To improve access to and the opportunity to enjoy the countryside and green space.	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
3	To protect and improve local environmental quality	S	-	+	Not producing a SPD may result in the continued submission of proposals that are insensitive to the rural setting of the building in the countryside. However, by providing additional guidance on for example appropriate boundary treatments, curtilage, landscaping, etc, Option 2 could help to protect the environmental quality of the countryside. Nevertheless, it is acknowledged that existing development plan policies should help to prevent inappropriate proposals.
		M	-	+	
		L	-	+	
4	To protect and enhance biodiversity	S	0	+	By producing a SPD there is an opportunity to provide guidance to ensure that proposals to convert existing buildings in the countryside take into account the possible presence of protected species. Accordingly, Option 2 may have a positive effect on biodiversity.
		M	0	+	
		L	0	+	
5	To protect and improve the quality of inland waters	S	0	0	No significant effect
		M	0	0	No significant effect

		L	0	0	No significant effect
6	To protect and improve air quality	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
7	To protect and improve land quality	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
<b>Prudent Use of Natural Resources</b>					
1	To ensure the prudent use of natural resources and the sustainable management of existing resources	S	0	+	By seeking to prevent the demolition of existing buildings and only permitting the conversion of buildings that do not need comprehensive rebuilding Option 2 should help to ensure the sustainable management of existing resources.
		M	0	+	
		L	0	+	
2	To address the need to limit and adapt to climate change	S	0	0	Option 1 is likely to lead to more buildings being converted into residential use. The provision of isolated dwellings in the countryside would increase the need to travel which would have a negative impact on limiting contributions to climate change.
		M	0	0	
		L	-	+	
3	To minimise the requirement for energy use, promote efficient energy and increase the use of energy from renewable resources	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
4	To reduce the need to travel	S	0	0	Option 1 is likely to lead to more buildings being converted into residential use. This provision of isolated dwellings in the countryside would increase the need to travel which would have a negative impact on limiting contributions to climate change.
		M	0	0	
		L	-	+	
5	To ensure the sustainable management of waste, minimise its production, and increase re-use, re-cycling and recovery rates	S	0	+	By seeking to prevent the demolition of existing buildings and only permitting the conversion of buildings that do not need comprehensive rebuilding Option 2 should help to ensure the sustainable management of waste and minimise its production.
		M	0	+	
		L	0	+	
<b>Maintenance of high &amp; Stable Levels of Economic Growth and Employment</b>					
1	To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities	S	0	0	By not providing guidance which prioritises the re-use of buildings for business uses it is likely that traditional agricultural / industrial buildings will be converted primarily to residential uses. However, by producing a SPD which requires applicants to first consider the potential for converting the building to a business use, Option 2 could help to provide attractive opportunities for individuals and businesses.
		M	-	+	
		L	-	+	

2	To develop and exploit the borough's knowledge base.	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
3	To exploit the growth potential of business sectors.	S	0	0	By not providing guidance which prioritises the re-use of buildings for business uses existing buildings are more likely to be converted to residential use to the detriments of the business sector. However, by producing a SPD which requires applicants to first consider the potential for converting the building to a business use, Option 2 could help to exploit the growth potential of business sectors.
		M	-	+	
		L	-	+	
4	To improve the competitiveness and productivity of businesses	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
5	To secure economic inclusion	S	0	0	By not providing guidance which prioritises the re-use of buildings for business uses existing buildings are more likely to be converted to residential use to the detriments of the business sector. However, by producing a SPD which requires applicants to first consider the potential for converting the building to a business use, Option 2 could help to secure economic inclusion, particularly in the more rural parts of the Borough, by providing more employment premises in the countryside.
		M	-	+	
		L	-	+	
6	To develop and maintain a healthy labour market	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect
7	To develop strategic transport, communication and economic infrastructure.	S	0	0	No significant effect
		M	0	0	No significant effect
		L	0	0	No significant effect

## Key

S	Short Term Effects	++	Major Positive Effect	-	Negative Effect		Social Objectives		Economic Objectives
M	Medium Term Effects	+	Positive Effect	--	Major Negative Effect		Environmental Objectives		
L	Long Term Effects	0	No/ Neutral Effect	?	Uncertain Effect		Resource Objectives		

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Braille, large print or audio tape**

آپانی یادی ایہ لیفلٹلےٹاٹیر سار سٹنکسپ بڈ ہر فہرر ھاپای، اڈیو کاسےٹے اٹھاوا اینرےجی  
ھڈا انیا کون باضای پےتے چان تاھلے انوگرھ کرے آمادےرکے جانالے آمرا اذاسنت خشی  
منے تار باصنھ کراب۔  
انوگرھ کرے ۰۱۹۰۶ ۲۱۹۹۹۹ ایہ نامبارے اٹھاوا کامیونیکیشن سیکشن، ٹاؤن سنٹر  
اٹیس، رٹسٹل بی.بی.۸ ۹ ایل.جی.ڈ. ایہ ٹیکانای یوگا یوگا کران۔

اگر آپ کو اس لیفلٹ کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو براے  
مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیے اس کا انتظام کریں گے۔

برائے مہربانی 01706217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتے پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ