

# **SALFORD CORE STRATEGY**

## **Draft Core Strategy: Sustainability Appraisal Report**

**November 2009**

# SALFORD CORE STRATEGY SUSTAINABILITY APPRAISAL REPORT

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# 1. INTRODUCTION

## *The Core Strategy*

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the city council to bring forward a Local Development Framework (LDF), which sets out the main local planning policies for Salford. The LDF consists of several different documents, one of which is the Core Strategy.
- 1.2 The Core Strategy will set out the overarching planning strategy for the city up to the year 2027. It will identify the overall level and broad distribution of different types of development, although the allocation of land for specific uses will take place in a separate document (the Allocations Development Plan Document). It will also set out strategic policies and proposals that address a range of economic, social and environmental issues. Government guidance requires that it should be a “spatial plan”, integrating policies for the development and use of land with other policies and programmes that influence the nature of places and how they function.
- 1.3 The Core Strategy will form part of Salford’s “development plan”. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. The development plan is therefore the starting point for the majority of planning-related decisions. The development plan currently consists of the Regional Spatial Strategy for the North West (RSS), and saved policies of the City of Salford Unitary Development Plan (UDP). The Core Strategy will replace many of the UDP saved policies. The Core Strategy must be in general conformity with the RSS, and all other documents in the LDF must be consistent with the Core Strategy.
- 1.4 The Draft Core Strategy has been developed following the previous rounds of consultation on the Core Strategy Issues and Options Report and Core Strategy Alternative Options Report, where people’s views were sought on a range of options. The Draft Core Strategy has been informed by views expressed through the previous consultations, the need to support and be consistent with other policies and proposals (such as the Regional Spatial Strategy, and Planning Policy Statements), an assessment of a broad range of evidence (including the Sustainability Appraisal of the Issues and Options), and a consideration of how to deliver the vision for the city contained in the Partners IN Salford Sustainable Community Strategy *Connecting People with Opportunities*. The Draft Core Strategy represents what the city council considers to be the most appropriate development strategy for the city given the evidence available.

### ***Sustainability appraisal***

- 1.5 Under Section 19(5) of the Planning and Compulsory Purchase Act, the Core Strategy must be subject to a sustainability appraisal, ensuring that it is fully consistent with and helps to implement the principles of sustainable development.
- 1.6 The completion of an appropriate sustainability appraisal is therefore one of the legal tests by which the Core Strategy will be judged when it is subject to an independent public examination later in the production process<sup>1</sup>.
- 1.7 More details on the Core Strategy Sustainability Appraisal, including a detailed baseline and background information, were published in the Sustainability Appraisal Report for the Core Strategy Issues and Options. A full Sustainability Appraisal Report, which will incorporate the 'Environmental Report' required by European legislation, will be published alongside the next ('Publication') stage of the Core Strategy. This Draft Core Strategy Sustainability Appraisal report is much shorter, and excludes much of the background information.

### ***Purpose of the Draft Core Strategy Sustainability Appraisal***

- 1.8 The purpose of this Sustainability Appraisal is to identify the likely significant effects of the Draft Core Strategy and identify mitigation measures that can be considered in developing the Publication version of the Core Strategy, with a view to improving the sustainability of various elements of the Core Strategy where possible. The findings of this sustainability appraisal will need to be considered along with technical evidence and views expressed through the consultation in finalising the Publication Draft.
- 1.9 The appraisal has been undertaken by city council officers. This has helped to ensure that sustainability considerations have been at the forefront of the development of the strategic options and Draft Core Strategy, with mitigation measures incorporated throughout the process rather than simply identified at the end following an isolated sustainability appraisal exercise.
- 1.10 The Draft Core Strategy has been assessed against each of the 22 sustainability objectives that have been identified, with the overall direction, scale, timing, likelihood and permanence of the impacts being estimated. In this report this is compared to the assessment of the sustainability of the four strategic options identified in the Core Strategy Issues and Options Report and the alternative of 'no plan'. A

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<sup>1</sup> "Planning Policy Statement 12: Local Spatial Planning" – Department for Communities and Local Government (June 2008), paragraph 4.50

summary is provided for each objective, together with the identification of any further opportunities for mitigation.

- 1.11 Some of the mitigation measures identified through this sustainability appraisal report are likely to have drawbacks, present deliverability problems or are inconsistent with other evidence and/or national or regional policy. These mitigation measures will be fully considered in developing the publication draft of the Core Strategy.

### ***Use of the Sustainability Appraisal in Developing the Draft Core Strategy***

- 1.12 The Sustainability Appraisal Report for the Core Strategy Issues and Options has, along with other evidence, informed the development of the Draft Core Strategy. Some examples of this are:
  - 1.13 The initial sustainability appraisal identified that high grade agricultural land would be increasingly important and the Draft Core Strategy includes a policy to encourage active agricultural use of the high grade agricultural land on Chat Moss outside the biodiversity heartland.
  - 1.14 The initial Sustainability Appraisal identified that it may be appropriate to give consideration to an even more ambitious option in relation to decentralised energy systems and renewables. Arguably the Draft Core Strategy is more ambitious than the original four options proposed. For example, it aims to develop a series of combined heat and power schemes linked to district heating networks. The Draft Core Strategy is less prescriptive than the original options, and this flexible approach should help to allow advantage to be taken of emerging technology and site characteristics.
  - 1.15 The initial Sustainability Appraisal identified a risk to existing occupiers of those employment areas which it was proposed to release for housing. These risks are mitigated in the Draft Core Strategy as it does not specifically name the employment areas that could be redeveloped, and the total amount of employment land to be lost to other uses is lower than in 3 of the strategic options. This approach is felt to maximise business retention and minimise relocation costs, as employment premises will generally not be redeveloped unless there is no current or likely future demand.

### ***Habitats Regulations Assessment***

- 1.16 The Sustainability Appraisal Report for the Core Strategy Issues and Options included a chapter entitled Appropriate Assessment, which described a screening exercise carried out to comply with the Habitats Regulations. Further work to ensure that the Core Strategy complies with the Habitats Regulations will be carried out by Greater Manchester Ecology Unit following the publication of the Draft Core Strategy.

## ***Future stages of the sustainability appraisal process***

### *Publication of the draft Core Strategy*

1.17 This sustainability appraisal report will be fully updated and augmented when the Publication Core Strategy is published in August 2010. This will include an assessment of the Core Strategy, comparing it with the current situation (the 'no plan' option), the four strategic options contained in the Issues and Options Report, the Draft Core Strategy and, if appropriate, any realistic strategic options proposed by others. It is envisaged that this appraisal and report will follow a similar format to this version, but with the additional background information contained in the Issues and Options Sustainability Appraisal Report.

### ***Making comments***

1.18 Comments are invited on the contents of this report, in terms of the process being followed, the accuracy of the assessment of the likely effects of the various options, and, perhaps most importantly, the opportunities for additional mitigation to ensure that the Core Strategy is as 'sustainable' as possible.

1.19 Comments may be made by any of the following means:

- Via the council's website at [www.salford.gov.uk/core-strategy](http://www.salford.gov.uk/core-strategy) (where this document and associated reports may also be viewed)
- By e-mail, to [plans.consultation@salford.gov.uk](mailto:plans.consultation@salford.gov.uk)
- By fax, on 0161 793 3667
- By post, to:

Core Strategy Consultation  
Spatial Planning  
Salford Civic Centre  
Chorley Road  
Swinton  
M27 5BY

1.20 All comments should be received by the city council not later than 4.30pm on Friday 15<sup>th</sup> January 2010

## 2 SUSTAINABILITY APPRAISAL FRAMEWORK

### *Introduction*

- 2.1 The sustainability appraisal framework provides the tools for describing, analysing and comparing the sustainability effects of the various Core Strategy options. The framework consists of three main elements:
- a) A series of sustainability objectives, which the Core Strategy should seek to further as far as practicable
  - b) A number of questions related to each objective, which will assist in determining the impact of the Core Strategy on those objectives
  - c) A range of indicators, which will enable sustainability effects to be monitored, covering the full spectrum of objectives
- 2.2 The sustainability appraisal framework has been developed by analysing the full range of sustainability issues that the Core Strategy could potentially have an impact on, informed by the above sections of this report as set out in the Issues and Options Sustainability Appraisal Report.
- 2.3 The sustainability objectives have been designed to be fully comprehensive, whilst minimising any overlap between individual objectives that could potentially cause confusion and skew the results of any appraisal. Each sustainability objective is inevitably broad in its scope given the wide-ranging nature of the Core Strategy and its potential sustainability implications. All of the sustainability objectives are considered to be “primary” objectives, which are desirable in and of themselves in securing more sustainable outcomes, and “secondary” objectives that only help to achieve primary objectives have been excluded.
- 2.4 For example, it will be important to maximise the use of more sustainable means of transport such as walking, cycling and public transport. However, it is not a primary objective but rather a secondary objective that helps to achieve a range of primary objectives such as minimising contributions to climate change, improving air quality, improving physical and mental health, and protecting and enhancing amenity. Similarly, although reducing greenhouse gas emissions has its own objective, there is not a separate objective on adaptation to climate change as it is covered by other objectives, for example relating to biodiversity, flood risk, health etc.
- 2.5 As a result of this approach, one of the objectives in the Sustainability Appraisal Scoping Report (To reduce the need to travel) has been deleted as it was considered to duplicate other objectives, particularly

‘To improve accessibility to facilities and opportunities’ which it shared an indicator with (and which has been slightly amended as a result of the deletion). Reducing the need to travel would be one measure of improving accessibility to facilities and opportunities rather than it being a separate objective. Measures associated with reducing the need to travel could also assist for example in improving air quality (objective 8) and minimising contributions to climate change (objective 9), and therefore all issues associated with it are satisfactorily covered under the remaining objectives.

- 2.6 Some minor changes have been added to the framework in order to take into accounts comments made by Natural England during the consultation on the initial sustainability appraisal report. The changes include the insertion of a new objective covering geological resources and minor changes to the objectives on landscape (12) and accessibility (19).
- 2.7 The indicators have been chosen to strike a balance between providing a comprehensive assessment of sustainability effects and being manageable in terms of their number and data requirements. The emphasis is on direct, primary outcomes rather than inputs, outputs or indirect outcomes that affect the primary outcomes, although proxy indicators may sometimes be required. They are intended to be “headline” indicators, and as a result there are not indicators relating to all of the questions listed (with many of the questions relating to indirect outcomes or outputs). It is therefore inevitable that other information will need to be collected in order to supplement the sustainability indicators and inform future policy development. The interconnectedness of the sustainability objectives means that some of the indicators potentially relate to several different objectives, but they have been grouped under individual objectives for ease of use.

### ***The framework***

- 2.8 The table below sets out the sustainability appraisal framework that is being used to assess the sustainability of the Draft Core Strategy and compare it against the four strategic options put forward in the Core Strategy Issues and Options Report and the no plan option. The objectives, questions and indicators have been grouped under broad topic headings to assist in identifying the primary issues that they will address. The first eleven headings reflect the requirements of point (f) of Annex I of the SEA Directive.
- 2.9 Appendix 4 provides more details on the definition of and data sources for the indicators.

*Table 2: Sustainability appraisal framework*

Topic	Objective	Questions	Indicators
Population	1) To secure a self-sustaining and balanced population sufficient to support a full range of local services	<ul style="list-style-type: none"> <li>• Will it secure a balanced population and communities?</li> <li>• Will it secure a self-sustaining population?</li> <li>• Will this be the case for all neighbourhoods?</li> <li>• Will the population be large enough to support a full range of services?</li> </ul>	<ul style="list-style-type: none"> <li>i) Resident population</li> <li>ii) Age profile of population</li> <li>iii) Household composition</li> </ul>
Health	2) To improve physical and mental health	<ul style="list-style-type: none"> <li>• Will it reduce death rates?</li> <li>• Will it reduce health inequalities?</li> <li>• Will it promote healthy lifestyles?</li> <li>• Will it minimise the potential negative health impacts of a changing climate?</li> <li>• Will it improve access to healthcare facilities?</li> <li>• Will it reduce isolation for vulnerable people?</li> <li>• Will it reduce exposure to pollutants?</li> <li>• Will it reduce accidents and the risk of accidents?</li> <li>• Will it improve access to healthy, affordable food?</li> <li>• Will it reduce fuel poverty and other negative health impacts of housing?</li> <li>• Will it promote good mental health?</li> </ul>	<ul style="list-style-type: none"> <li>iv) Standardised mortality rate (all causes)</li> <li>v) Life expectancy</li> </ul>

Topic	Objective	Questions	Indicators
Biodiversity, flora and fauna	3) To protect, enhance and restore biodiversity resources	<ul style="list-style-type: none"> <li>• Will it protect and enhance existing flora, fauna and priority habitats?</li> <li>• Will it provide opportunities for new habitat creation?</li> <li>• Will it minimise fragmentation of habitats and increase links?</li> <li>• Will it take into account the potential impacts of climate change on biodiversity?</li> </ul>	vi) Area of UK priority habitats by type vii) Area of locally designated sites
Soil and land	4) To protect and improve soil and land resources	<ul style="list-style-type: none"> <li>• Will it protect the agricultural quality of soil resources?</li> <li>• Will it reduce land instability?</li> <li>• Will it reduce land contamination?</li> <li>• Will it reduce the amount of derelict and/or degraded land?</li> <li>• Will it minimise the net loss of greenfield land?</li> </ul>	viii) Area of high grade agricultural land (Grades 1, 2 and 3a) ix) Average net loss of greenfield land per annum
Geodiversity	5) To protect, enhance and restore geological resources	<ul style="list-style-type: none"> <li>• Will it protect notable geological and geomorphological features?</li> <li>• Will it enhance appreciation of such features?</li> <li>• Will it support the management of such features?</li> </ul>	x) Area of designated sites
Water	6) To protect and enhance water resources	<ul style="list-style-type: none"> <li>• Will it protect and enhance the quality of waterways and groundwater?</li> <li>• Will it ensure an adequate supply of water to homes and businesses?</li> </ul>	xi) Proportion of waterways classified of “Fair” or better

Topic	Objective	Questions	Indicators
		<ul style="list-style-type: none"> <li>• Will it reduce per capita water consumption?</li> </ul>	
	7) To minimise the risk and impacts of flooding	<ul style="list-style-type: none"> <li>• Will it reduce the number of people and properties at risk of flooding?</li> <li>• Will it reduce the severity of impacts of any flooding?</li> <li>• Will it increase the use of sustainable drainage systems?</li> </ul>	xii) Number of dwellings at risk of flooding more often than once every 100 years
Air	8) To improve air quality	<ul style="list-style-type: none"> <li>• Will it reduce the emission of airborne pollutants?</li> <li>• Will it maximise the removal of air pollutants (e.g. by trees)?</li> </ul>	xiii) Area of the city that complies with national air quality standards
Climatic factors	9) To minimise contributions to climate change	<ul style="list-style-type: none"> <li>• Will it reduce emissions of greenhouse gases, particularly carbon dioxide and methane?</li> <li>• Will it increase energy efficiency?</li> <li>• Will it increase the use of renewable energy?</li> <li>• Will it reduce traffic levels and encourage walking, cycling and public transport use?</li> </ul>	xiv) Carbon dioxide emissions by sector xv) Renewable energy capacity
Material assets	10) To minimise the use of non-renewable resources	<ul style="list-style-type: none"> <li>• Will it reduce waste generation?</li> <li>• Will it maximise the use of waste as a resource, and minimise the amount of residual waste going to landfill?</li> <li>• Will it minimise the use of primary minerals?</li> </ul>	xvi) Total amount of waste xvii) Amount of waste going to landfill

Topic	Objective	Questions	Indicators
		<ul style="list-style-type: none"> <li>• Will it increase the use of building materials from sustainable sources?</li> <li>• Will it maximise the reuse of existing buildings?</li> <li>• Will it minimise the use of fossil fuels?</li> </ul>	
Cultural heritage	11) To protect, enhance, and enable the appreciation of, the city's heritage	<ul style="list-style-type: none"> <li>• Will it minimise the loss of, and damage to, places, landscapes and structures of historic, cultural and/or archaeological value?</li> <li>• Will it protect the setting and views of such assets?</li> <li>• Will it help to secure a positive and sensitive use for such assets?</li> <li>• Will it improve access to the city's heritage?</li> <li>• Will it help to increase recognition of the value of the city's heritage?</li> </ul>	xviii) Number of nationally designated heritage assets
Landscape and townscape	12) To maintain and enhance the quality and character of landscape and townscape	<ul style="list-style-type: none"> <li>• Will it improve the quality of urban, architectural and landscape design?</li> <li>• Will it protect landscape features and open spaces?</li> <li>• Will it secure good maintenance of landscape and townscape?</li> <li>• Will it improve public access to quality landscapes and townscapes?</li> <li>• Will it protect and enhance local</li> </ul>	xix) Proportion of people who are happy with their neighbourhood

Topic	Objective	Questions	Indicators
		character and distinctiveness?	
Amenity	13) To protect and enhance amenity	<ul style="list-style-type: none"> <li>• Will it improve neighbourhood quality?</li> <li>• Will it minimise light and noise pollution?</li> <li>• Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> <li>• Will it ensure that public spaces are sufficiently well lit?</li> <li>• Will it maintain tranquil areas?</li> <li>• Will it mitigate the negative impacts of climate change on microclimates?</li> </ul>	xx) Number of noise complaints xxi) Number of light pollution complaints
Crime	14) To reduce crime and the fear of crime	<ul style="list-style-type: none"> <li>• Will it reduce actual levels of crime?</li> <li>• Will it reduce the fear of crime?</li> <li>• Will it reduce antisocial behaviour and disorder?</li> </ul>	xxii) Incidences of crime per 1,000 population xxiii) Proportion of people who feel unsafe in their neighbourhood
Economic health	15) To maximise economic growth that can be sustained in the long-term	<ul style="list-style-type: none"> <li>• Will it support a diverse and robust economy?</li> <li>• Will it support key growth sectors that drive economic growth?</li> <li>• Will it enhance productivity levels?</li> <li>• Will it encourage inward investment?</li> <li>• Will it support existing businesses?</li> <li>• Will it support innovation and</li> </ul>	xxiv) Number of jobs xxv) Number of VAT registered businesses

Topic	Objective	Questions	Indicators
		<p>business development?</p> <ul style="list-style-type: none"> <li>• Will it increase the quantity and quality of employment opportunities?</li> <li>• Will it promote security of energy supply and other resources?</li> </ul>	
Prosperity	16) To enhance economic inclusion	<ul style="list-style-type: none"> <li>• Will it meet the employment needs of local people?</li> <li>• Will it increase economic activity levels?</li> <li>• Will it improve physical accessibility to jobs?</li> <li>• Will it support higher income levels for local residents?</li> <li>• Will it improve economic performance in disadvantaged areas?</li> </ul>	<p>xxvi) Worklessness rate  xxvii) Average household income  xxviii) Proportion of the population living in the 10% most deprived areas in the country</p>
Education	17) To improve the city's knowledge base	<ul style="list-style-type: none"> <li>• Will it increase the skills of local people?</li> <li>• Will it improve the qualifications of local people?</li> <li>• Will it increase the levels of participation in education?</li> <li>• Will it help to develop and maintain a healthy labour market?</li> </ul>	<p>xxix) Proportion of pupils remaining in full-time education beyond the age of 16  xxx) Proportion of pupils achieving five or more GCSEs at grades A*-C</p>
Housing	18) To ensure that everyone has access to a good home that	<ul style="list-style-type: none"> <li>• Will it provide an appropriate mix of housing to enable all needs to be met?</li> </ul>	<p>xxxi) Number of households in identified housing need  xxxii) Number of non-decent</p>

Topic	Objective	Questions	Indicators
	meets their needs	<ul style="list-style-type: none"> <li>• Will it enable people to meet their needs within their existing communities?</li> <li>• Will it reduce homelessness?</li> <li>• Will it reduce the number of unfit dwellings?</li> <li>• Will it reduce the number of vacant dwellings?</li> <li>• Will it increase the stability of the housing market?</li> <li>• Will it ensure that people can afford their housing?</li> <li>• Will it reduce overcrowding?</li> </ul>	homes
Accessibility	19) To improve the accessibility of facilities and opportunities	<ul style="list-style-type: none"> <li>• Will it improve transport systems and services that provide access to facilities and opportunities for employment, shopping and leisure?</li> <li>• Will it reduce the distance people need to travel to access jobs, facilities and services?</li> <li>• Will it improve the range and quality of facilities within the city?</li> <li>• Will it secure accessible quality green space close to homes?</li> <li>• Will it protect existing town and neighbourhood centres where such facilities are focused?</li> <li>• Will it encourage linked trips?</li> </ul>	xxxiii) Proportion of people that are within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment, major retail centres, and a range of outdoor recreation facilities

Topic	Objective	Questions	Indicators
		<ul style="list-style-type: none"> <li>• Will it improve access to high quality information and communication technology?</li> <li>• Does it remove/reduce blockages to access?</li> </ul>	
Community cohesion	20) To improve community cohesion	<ul style="list-style-type: none"> <li>• Will it create a sense of belonging and identity?</li> <li>• Will it improve relations between different groups?</li> <li>• Will it reduce prejudice?</li> <li>• Will it support community development?</li> <li>• Will it promote equality?</li> </ul>	xxxiv) Proportion of people who feel that there are strong and positive relationships between people from different backgrounds in their neighbourhoods
Decision-making	21) To increase involvement in decision-making	<ul style="list-style-type: none"> <li>• Will it enable people to influence decision-making?</li> <li>• Will it keep people informed?</li> <li>• Will it involve people in the implementation of decisions?</li> <li>• Will it engage hard to reach groups?</li> </ul>	xxxv) Proportion of people who believe they can be involved and influence local decision-making
Image	22) To improve perceptions of the city	<ul style="list-style-type: none"> <li>• Will it support an increase in visitor numbers?</li> <li>• Will it provide a more positive image for the city?</li> <li>• Will it secure positive publicity?</li> </ul>	xxxvi) Number of tourism visits to the city

### ***Internal compatibility of the sustainability objectives***

- 2.10 The sustainability objectives have been assessed for their internal compatibility. This helps to identify where there are potential synergies that could be maximised through the Core Strategy, as well as where there are potential conflicts that the Core Strategy will need to manage and mitigate.
- 2.11 None of the sustainability objectives are considered to be inherently incompatible. However, there are some objectives that could potentially pull in different directions depending on the proposals that come forward through the Core Strategy, and these are identified below:
- A self-sustaining increase in the population (objective 1) could potentially have a negative impact at the local level on many of the other objectives unless the per capita impacts of human activity are reduced. However, this needs to be balanced against the implications at a regional, national and international level were that population to be located outside Salford. For example, locating people within Salford rather than elsewhere could potentially help to minimise negative impacts by enabling more people to live closer to the main concentrations of employment and facilities in the region.
  - Maximising economic growth (objective 15) could also potentially have a negative impact on many of the other objectives, as economic development has historically led to compromises in environmental conditions in particular but also many social objectives such as good health. However, the links between economic growth and environmental/social degradation are not automatic, and the challenge for the Core Strategy will be to ensure that the form of economic growth minimises the negative impacts and maximises the positive effects such as increasing prosperity and investment in infrastructure that has wider social benefits.
  - Achieving the objective of ensuring that everyone has access to a good home that meets their needs (objective 18) could potentially require the demolition of existing buildings, some of which may be considered to make a positive contribution to the heritage and townscape character of the city (objectives 11 and 12). In these circumstances, it will be particularly important to ensure that any replacement buildings have at least the same positive impact on the quality and distinctiveness of the local area.
  - Increasing involvement in decision-making (objective 21) has the potential to compromise the achievement of many of the objectives given that most people have a limited amount of time

available to engage in the development of the Core Strategy, and therefore may not be able to take all of the various sustainability considerations into account when seeking to influence the document. This emphasises the importance of ensuring that appropriate information is available for the public, and that it is written in plain English.

2.12 Many of the sustainability objectives are mutually reinforcing. However, there are some synergies that are particularly important.

- Although the Core Strategy can only have a minor impact in the global context, minimising contributions to climate change (objective 9) will be essential in supporting many of the other objectives. For example, climate change could potentially have a negative impact on health (through higher temperatures and more extreme weather events) (objective 2), biodiversity (with the climate changing faster than ecosystems can adapt) (objective 3), soil quality (with longer dry periods potentially leading to dust bowls) (objective 4), water resources (by requiring greater water usage) (objective 6), risk of flooding (by increasing the severity of rain events and therefore peak river flows) (objective 7), air quality (with higher temperatures increasing incidences of photochemical smog) (objective 8), amenity (with higher temperatures making urban areas less comfortable to live in) (objective 13), and subsequent impacts on economic growth (objective 15).
- Although a primary objective itself, improving physical and mental health can be influenced by many of the other objectives. For example, access to wildlife and quality landscapes and townscapes can promote good mental health (objectives 3 and 12), reducing contamination of land minimises health risks (objective 4), improving air quality helps to reduce respiratory diseases (objective 8), protecting amenity, community cohesion and involvement in decision-making reduces stress levels (objectives 13, 20 and 21), reducing crime helps to protect health (objective 14), enhancing economic inclusion and improving access to facilities enable people to maintain healthier lifestyles (objectives 16 and 19), and reducing the number of people living in poor housing also reduces health impacts (objective 18).
- Securing good educational standards (objective 17) also has important links with other objectives, particularly helping to promote economic growth by ensuring a quality labour supply (objective 15), assisting local residents to share in the benefits of economic growth (objective 16), and enabling people to become more fully involved in decision-making (objective 21).

## ***Compatibility of the sustainability objectives and the Core Strategy objectives***

- 2.13 In addition to assessing the internal compatibility of the sustainability objectives, the compatibility of the Core Strategy objectives with them has also been assessed. This is important in terms of ensuring that the overall strategic direction of the Core Strategy is sustainable, before there is any specific consideration of individual policies or proposals.
- 2.14 The strategic objectives have been modified quite significantly since the Issues and Options Report. Those set out in the Draft Core Strategy are as follows, and relate to the period 2007-2027 unless otherwise stated:

### ***Employment***

- i. To deliver 1.11 million square metres of new employment floorspace in Salford
- ii. To deliver an internationally important MediaCityUK focused around Salford Quays
- iii. To provide 500,000 square metres of new office floorspace in the Regional Centre
- iv. To significantly increase the number of tourism visits to the city

### ***Housing***

- v. To deliver a net increase of 33,750 dwellings
- vi. To deliver a net increase of at least 9,500 houses
- vii. To deliver 5,300 new affordable homes
- viii. To secure at least 90% of all new dwellings on previously-developed land
- ix. To achieve an average score for new residential developments of at least 16 against the Building for Life questions

### ***Local facilities***

- x. To deliver a net increase of xx,xxx square metres of retail floorspace (figure to be added once retail study completed)
- xi. To develop and implement improvement plans for the town centres at Eccles, Pendleton, Swinton and Walkden
- xii. To establish a new town centre at Salford Quays

### ***Accessibility***

- xiii. To significantly increase the number of passengers using Salford Central and Salford Crescent rail stations
- xiv. To increase the proportion of households within easy travel time by public transport, cycling and walking to facilities and employment
  - Employment – 20 minutes
  - Primary schools – 15 minutes
  - Secondary schools – 15 minutes
  - Hospitals – 30 minutes
  - GPs – 15 minutes

- Food shops – 15 minutes
  - Further education – 30 minutes
  - MediaCityUK – 30 minutes
  - Local play areas – 5 minutes
  - Neighbourhood parks – 15 minutes
- xv. To improve journey times on the M60 and M62 motorways
- xvi. To significantly increase the amount of freight carried on the Manchester Ship Canal within Salford

### ***Climate change***

- xvii. To significantly reduce per capita carbon dioxide emissions in Salford
- xviii. To significantly increase the capacity of decentralised renewable and low carbon energy supplies in Salford

### ***Water***

- xix. To meet the Water Framework Directive requirements relating to water quality for all of Salford's watercourses by 2027
- xx. To reduce the number of properties that would suffer significant damage in a 1 in 100 year flood event

### ***Environmental quality***

- xxi. To significantly increase the amount of green infrastructure in Salford that is positively and actively utilised for key functions:
- Recreation
  - Biodiversity
  - Agriculture
  - Flood risk mitigation
- xxii. To ensure that there is no net loss in Salford's Green Belt
- xxiii. To increase the number of people who are satisfied with their neighbourhood
- xxiv. To have at least 350 hectares of land in the Biodiversity Heartland of Chat Moss undergoing restoration to lowland raised bog or a complementary wetland habitat by 2027
- xxv. To at least maintain the current number of nationally designated heritage assets (listed buildings, scheduled ancient monuments, and historic parks and gardens) and increase the total area of designated conservation areas
- xxvi. To significantly increase the area of high quality and well-used public space within the Regional Centre
- xxvii. To significantly decrease the area of Salford that is covered by an Air Quality Management Area

2.15 Many of the issues of compatibility between the Core Strategy and sustainability objectives are similar to those relating to the internal compatibility of the sustainability objectives discussed above. Once again, there is not considered to be any inherent incompatibility between the various objectives, but the extent to which the delivery of the Core Strategy objectives supports or works against the achievement of the sustainability objectives will be heavily dependent on the individual policies and proposals contained in the Core Strategy,

and particularly the level of mitigation related to development proposals. The main issues of compatibility are discussed below in relation to each Core Strategy objective. The numbers in brackets refer to the reference number of the sustainability objective referred to.

### **Employment**

- i. To deliver 1.11 million square metres of new employment floorspace in Salford*
- 2.16 Large scale employment development will help to maximise economic growth (15). However, as with any development, there is a risk of negative impacts on environmental factors such as biodiversity (3), soil (4), geology (5), water resources (6) and non-renewable resources (10). Depending on the nature of the development, it may help to improve the city's knowledge base (17) and improve perceptions of the city (22). If development is accessible to Salford residents, it will help to enhance economic inclusion (16) and improve the accessibility of opportunities (19).
- ii. To deliver an internationally important MediaCityUK focused around Salford Quays*
- 2.17 This Core Strategy objective has a similar relationship to the sustainability objectives as the previous one, but with the internationally-important nature of the proposal perhaps offering an even greater opportunity to maximise economic growth (15) and improve perceptions of the city (22).
- iii. To provide 500,000 square metres of new office floorspace in the Regional Centre*
- 2.18 In addition to the relationships noted for (i) and (ii), the location within the Regional Centre should help to improve access to opportunities (19), and by reducing the need to travel should help to improve air quality (8) and minimise contributions to climate change (9). Also there is the potential for an increased urban heat island effect (2) if there is not appropriate mitigation.
- iv. To significantly increase the number of tourism visits to the city*
- 2.19 An increase in tourism visits should provide an impetus to protect and enhance the city's heritage (11) and landscape and townscape (12), although it could also place additional pressures on them. It could also contribute to economic growth (15) and, by providing new jobs, economic inclusion (16). Assuming that visitors have a positive experience, it should help to improve perceptions of the city (22). Depending on how visitors travel to the city, there could be a negative impact on air quality (8) and greenhouse gas emissions (9).

### **Housing**

- v. To deliver a net increase of 33,750 dwellings*
- 2.20 This scale of residential development would help to deliver the sustainability objectives relating to securing a self-sustaining and balanced population (1) and ensuring everyone has access to a good home that meets their needs (18), although this would partly depend on

the location of those dwellings and the type of accommodation they provide. As with any development, there is the potential to impact negatively on the achievement of other objectives relating to issues such as biodiversity (3), soil and land resources (4), water resources (6), and contributions to climate change (9). The level of mitigation required through other aspects of the Core Strategy will therefore be very significant, as will locational policies for example relating to the prioritisation of housing on previously-developed sites in terms of minimising negative impacts on soil and land resources (4). Providing this amount of additional housing should help to reduce the number of people who suffer poor health as a result of living in inappropriate accommodation (2), and also offers the opportunity to design new housing so that it minimises the potential health impacts of higher temperatures resulting from climate change.

- vi. To deliver a net increase of at least 9,500 houses*
- 2.21 This would both help to ensure that everyone has access to a good home that meets their needs (18) by increasing the supply of larger dwellings and would help to secure a balanced population (1). As houses tend to occupy more land than apartments, it may have a negative impact on land and soil resources (4).
- vii. To deliver 5,300 new affordable homes*
- 2.22 This Core Strategy objective would strongly support the delivery of the sustainability objective relating to ensuring that everyone has access to a good home that meets their needs (18), as affordability is one of the key barriers to achieving this. It can also support other objectives such as maximising economic growth (15), enhancing economic inclusion (16) and improving access to opportunities (19) by ensuring that there is a sufficient labour pool able to live within a short distance of the main employment opportunities.
- viii. To secure at least 90% of all new dwellings on previously-developed land*
- 2.23 As discussed above, this will help to ensure that the delivery of Core Strategy objective (v) does not have any significant negative impact on soil and land resources. However, it will need to be ensured that other sustainability issues are taken into account in implementing this approach. For example, some previously-developed sites can contain important biodiversity resources (3), may be located in an area with a high risk of flooding (7), and/or may not be situated in a location that improves accessibility to facilities (19).
- ix. To achieve an average score for new residential developments of at least 16 against the Building for Life questions*
- 2.24 This should have a positive impact on a number of the sustainability objectives by raising the standard of design in new developments. For example, the building for life criteria include access to facilities (19), accommodation and tenure mix (18), reduced environmental impact (3, 6, 9, 10), character (12), safety (14), and open space (13). A higher quality of design may also help to improve perceptions of the city (22).

### **Local facilities**

- x. *To deliver a net increase of xx,xxx square metres of retail floorspace (figure to be added once retail study completed)*
- 2.25 An increase in retail floorspace should contribute to economic growth (15) and may enhance economic inclusion (16). Most of the other impacts are dependent on the nature of the development. An increase in floorspace in town or local centres would increase the accessibility of shopping facilities (19) and facilitate travel by public transport, potentially improving air quality (8) and minimising contributions to climate change (9). However, an increase in floorspace outside centres could have the opposite effect.
- xi. *To develop and implement improvement plans for the town centres at Eccles, Pendleton, Swinton and Walkden*
- 2.26 Enhancing these centres would help to ensure that there is good access to facilities and opportunities (19) and, given that they tend to have high levels of public transport accessibility, should help to support the delivery of objectives that can be influenced by the level of car use, such as improving air quality (8) and minimising contributions to climate change (9).
- xii. *To establish a new town centre at Salford Quays*
- 2.27 This will improve access to facilities for residents of Salford Quays (19). As Salford Quays is one of the more-visited areas of the city, this may help to improve perceptions of the city (22). Similar to the impacts of (xi), it should help with the delivery of objectives which can be influenced by the level of car use by minimising the need to travel.

### **Accessibility**

- xiii. *To significantly increase the number of passengers using Salford Central and Salford Crescent rail stations*
- 2.28 This should contribute to the delivery of objectives which are affected by car travel, such as air quality (8) and contribution to climate change (9).
- xiv. *To increase the proportion of households within easy travel time by public transport, cycling and walking to facilities and employment:*
- *Employment – 20 minutes*
  - *Primary schools – 15 minutes*
  - *Secondary schools – 15 minutes*
  - *Hospitals – 30 minutes*
  - *GPs – 15 minutes*
  - *Food shops – 15 minutes*
  - *Further education – 30 minutes*
  - *MediaCityUK – 30 minutes*
  - *Local play areas – 5 minutes*
  - *Neighbourhood parks – 15 minutes*
- 2.29 This Core Strategy objective is focused around improving accessibility to facilities and opportunities (19) and access to employment will help to enhance economic inclusion (16). It should also have the associated

benefits of improving air quality (8) and minimising contributions to climate change (9) by reducing the need for car use, and improving health by encouraging more walking and cycling (2).

- xv. *To improve journey times on the M60 and M62 motorways*  
2.30 The improvement of journey times would make a major contribution to maximising economic growth (15) and improving accessibility to facilities and opportunities (19). However, the method of achieving this, and any associated mitigation, could mean either positive or negative compatibility with other sustainability objectives. For example, increasing capacity, and thereby enabling more trips by private car, could have a negative impact on air quality (8) and contributions to climate change (9), and potentially also on cultural heritage (11) landscape/townscape character (12).
- xvi. *To significantly increase the amount of freight carried on the Manchester Ship Canal within Salford*  
2.31 At the national and regional level, this should help to reduce HGV movements and therefore support the improvement of air quality (8) and minimisation of contributions to climate change (9), although at the local level it is possible that there could be more HGV movements around any associated wharfs which could for example harm amenity (13). Mitigation may be required to ensure there is no negative impact on water resources (6).

### ***Climate change***

- xvii. *To significantly reduce per capita carbon dioxide emissions in Salford*  
2.32 This directly relates to the sustainability objective of minimising contributions to climate change (9). Focusing development in the most accessible locations within Salford should help to achieve this at the regional level, although the scale of development proposed means that total emissions could increase within the city even though per capita emissions could decline significantly.
- xviii. *To significantly increase the capacity of decentralised renewable and low carbon energy supplies in Salford*  
2.33 Enhancing renewable and low carbon energy capacity should help to minimise greenhouse gas emissions and therefore contributions to climate change (9). There are also potentially economic opportunities surrounding investment in renewables (15). Depending on the method of delivering the objective, the form of renewable energy provision could potentially compromise some objectives, for example in terms of the impact of wind turbines on landscape and townscape (12) or the use of the mosslands for wind turbines or energy crops impacting on biodiversity (3) and greenhouse gas emissions (9).

### ***Water***

- xix. *To meet the Water Framework Directive requirements relating to water quality for all of Salford's watercourses by 2027*  
2.34 This should make a significant contribution to protecting and enhancing water resources (6). There are also likely to be benefits in relation to

minimising the risks and impacts of flooding (7) and for aquatic biodiversity (3). Clean waterways will help to enhance the city's image (22). However, the financial costs associated with achieving the strict standards may be high and therefore care will need to be taken over how the requirements are implemented in order to avoid a negative impact on economic growth (15).

- xx. *To reduce the number of properties that would suffer significant damage in a 1 in 100 year flood event*
- 2.35 This directly relates to the sustainability objective regarding minimising the risk and impacts of flooding (7), which in turn can help to protect and enhance water resources (6), improve physical and mental health (2) and, by minimising costs to businesses and residents, maximise economic growth (15) and enhance economic inclusion (16).

***Environmental quality***

- xxi. *To significantly increase the amount of green infrastructure in Salford that is positively and actively utilised for key functions:*

- *Recreation*
- *Biodiversity*
- *Agriculture*
- *Flood risk mitigation*

- 2.36 Delivering green infrastructure would be directly related to improving accessibility to facilities and opportunities (19) but would also have a significant indirect positive impact on improving health by encouraging healthier lifestyles (2) and could improve perceptions of the city (22). Appropriate green infrastructure could also have benefits for biodiversity (3) and could contribute to reducing the risk of flooding (7).

- xxii. *To ensure that there is no net loss in Salford's Green Belt*

- 2.37 The achievement of this Core Strategy objective would support the maintenance of landscape character (12), and indirectly potentially supports other sustainability objectives relating to biodiversity (3) and soil resources (4) given the strong policy protection afforded to Green Belt.

- xxiii. *To increase the number of people who are satisfied with their neighbourhood*

- 2.38 Delivery of this objective should contribute to achieving a number of the sustainability objectives. It is particularly closely related to amenity (13) and safety (14). There are also other links, for example, if people are satisfied with their neighbourhood then they are more likely to stay, contributing to objective (1); satisfaction will make a positive contribution to mental health (2) and there is also a link to community cohesion (20).

- xxiv. *To have at least 350 hectares of land in the Biodiversity Heartland of Chat Moss undergoing restoration to lowland raised bog or a complementary wetland habitat by 2027*

- 2.39 This is strongly related to delivering the protection and enhancement of biodiversity (3), with the scale of the proposal potentially increasing the adaptability of the habitat to climate change, although indirectly it could also help to secure the long-term protection of soil resources (4) and protect landscape character (12). Lowland raised bog is also a very important carbon sink, and so there is a strong compatibility with the sustainability objective relating to minimising contributions to climate change (9).
- xxv. *To at least maintain the current number of nationally designated heritage assets (listed buildings, scheduled ancient monuments, and historic parks and gardens) and increase the total area of designated Conservation Areas*
- 2.40 This will help to protect and enhance the city's heritage (11) and townscape (12). It could also help to improve perceptions of the city if the heritage assets are well looked after (22) and promote economic growth by supporting tourism activity (15).
- xxvi. *To significantly increase the area of high quality and well-used public space within the Regional Centre*
- 2.41 High quality public space will help to enhance the quality of townscape (12) and could make a significant contribution to the physical and mental health of those living and working in the Regional Centre (2). Given the large numbers of people visiting and passing through the Regional Centre every day, it should also help to improve perceptions of the city (22) and support the area's economic growth (15).
- xxvii. *To significantly decrease the area of Salford that is covered by an Air Quality Management Area*
- 2.42 Work towards this objective should contribute to improving air quality (8) and is also likely to have a positive impact on minimising emissions of greenhouse gases (9), given that most of the air quality management areas are associated with road transport emissions. There should be a positive impact on the number of residents suffering from respiratory conditions such as asthma (2). Depending on the measures taken to address air quality, there could be positive impacts on biodiversity (3) and the accessibility of facilities and opportunities (19) and perceptions of the city (22).

### **3 SUSTAINABILITY APPRAISAL OF THE DRAFT CORE STRATEGY AND THE STRATEGIC OPTIONS**

#### ***Introduction***

- 3.1 This section assesses the Draft Core Strategy against each of the 22 sustainability objectives and compares this to the sustainability of each of the original four strategic options and the situation if there were no plan (which essentially means relying on the existing plans and strategies, such as the UDP, rather than there being no plans whatsoever).
- 3.2 Each sustainability objective is discussed in turn, identifying the main ways in which the Draft Core Strategy could impact on that objective and, where appropriate, whether there are any additional opportunities for mitigation. This has been informed in part by the questions related to each objective that are set out in the sustainability appraisal framework table in chapter 2 of this report. The sustainability objectives have been a key influence throughout the Core Strategy process as have the suggested mitigation measures identified in the Issues and Options Sustainability Appraisal Report which have informed the development of the Draft Core Strategy.
- 3.3 Some elements of the options that are not being taken forward could be considered in isolation to perform better than the Draft Core Strategy with regards to one or more of the sustainability objectives. However, when assessed against all of the sustainability objectives, together with other technical evidence, the results of public consultation, and national and regional planning policy, these alternative approaches are considered by the city council to be less effective than the Draft Core Strategy. As they have therefore already been discounted as an appropriate way forward, this sustainability appraisal does not identify them as potential mitigation measures for the Draft Core Strategy, because the decision has been explicitly made not to include them. Mitigation suggestions therefore focus on new measures that have not previously been considered or that relate to the implementation of the Draft Core Strategy.
- 3.4 A table is provided under each objective heading, summarising the following:
- The degree and type of impact, split by short term (0-3 years), medium term (3-10 years), and long-term (10+ years). These provide an overview, with the discussion that follows each table elaborating on the details. For some objectives this may include elements of the options that pull in a different direction, or it may indicate that although the score is negative overall for Salford

this would help to deliver a more positive score at a larger geographical scale (e.g. by focusing development in accessible locations within Salford this may result in more greenhouse gas emissions overall from the city, but this is likely to be lower than if the development were located in less accessible places which would be an alternative option)

- The certainty of the impact, in terms of high, medium or low
- The scale of the impact, which may be local (site/neighbourhood level), city (affecting most or all of Salford), sub-regional (affecting the Manchester City Region as a whole), national (affecting the country as a whole), or global (potentially affecting the whole world)
- The permanence of the impact, which may be high (to a large extent irreversible), medium (reversible but likely to require specific interventions), or low (easily reversible)
- Any key secondary, cumulative and/or synergistic impacts, although the overall scores and text generally pick up the interconnectedness of the different sustainability objectives and the different proposals within each option, and this is also discussed elsewhere in this report (for example, see the section on the internal compatibility of the sustainability objectives in chapter 2)
- Any additional opportunities for mitigation beyond those already considered through the development of the options
- An overall summary of the sustainability of the original strategic options, the Draft Core Strategy and the 'no plan' option

3.5 A summary of the sustainability issues is provided at the end of this section, which includes a table that pulls together the long-term impacts of each option that are identified in the individual sustainability objective tables.

3.6 The main difficulties encountered during the appraisal process have been the limited detail of some of the proposals (mainly resulting from the strategic nature of the document), evidence constraints particularly in terms of quantifying impacts, and the complex nature of the various elements of the Core Strategy sometimes pulling in different directions in relation to the same sustainability objective which makes a simple scoring approach quite blunt at times.

3.7 Augmenting the assessment of the whole of the Draft Core Strategy against each of the sustainability objectives, Annex A includes an assessment of each of the major greenfield/Green Belt housing locations that were included in Option 4 against each of those objectives.

1) ***To secure a self-sustaining and balanced population sufficient to support a full range of local services***

<b>Sustainability Objective 1) To secure a self-sustaining and balanced population sufficient to support a full range of local services</b>							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	+	High	City	High	Scale of development outside the city could impact on ability to gain population
2	+	+	+	High	City	High	
3	+	+	++	High	City	High	
4	+	+	++	High	City	High	
Draft Core Strategy	+	+	+	High	City	High	
No plan	0	+	+	Medium	City	High	
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy should have a positive impact on this sustainability objective, helping to secure an increased population that can support a full range of local services. Given the policy approach is to increase the overall number of family orientated dwellings and the broader geographical spread of new dwellings, the Draft Core Strategy would have a positive impact overall, whilst still retaining a higher level of growth in the Regional Centre with a view to making relative improvements to the range of local facilities in this area. There are also a number of policies designed to ensure that a balance of housing is provided across the city (in terms of size, type and tenure). The higher level of growth directed to the west of the city in Options 3 and 4 would have provided the opportunity to deliver more services in this part of the city.						
Mitigation measures	Strict implementation of the housing mix, size and adaptability policies will be required to maximise the potential for a balanced population, and more detailed guidance in a supplementary planning document may therefore be required. Consideration needs to be given to the role of, and relationship between, individual areas of the city to ensure that improvements are secured in a coordinated and complementary manner that can be maintained in the long-term. Further mitigation could be focussed on other ways to attract and retain residents, such as the city's environment and leisure and cultural opportunities.						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### *Overall population increase*

3.8 The Draft Core Strategy would deliver a population increase of approximately 48,400 compared to the mid year estimate for 2007 of 219,200 (a 22% increase). This increase in population would be expected to help better support a full range of local services, with the benefits gradually increasing over the plan period as the additional dwellings begin to be delivered. This would be in terms both of retaining existing services, such as primary schools, and helping to support new facilities that would benefit existing as well as new residents. In comparison, the other four options, due to the higher number of additional dwellings would deliver a slightly greater population increase, ranging from 52,300 in Option 1 to 60,300 in Option 4 (i.e. 24-28%). These figures are higher than those quoted in the sustainability appraisal of the Issues and Options Report due to a different methodology in calculating the projections.

### *Location of new housing*

3.9 The degree to which the Core Strategy would assist in supporting a full range of services will be partly down to the distribution of the additional population.

- 3.10 The scale of residential development envisaged within the Regional Centre is very significant in the Draft Core Strategy, with 16,850 dwellings proposed for this area. Given the relative 'youth' of this part of Salford as an area with a significant residential population, service provision is currently limited. The Draft Core Strategy would be expected to deliver a scale of development sufficient to deliver a good range of services in this part of the city. These include a new town centre at Salford Quays and a new local centre at Chapel Street, an extension to the Metrolink and improvements to both Salford Central and Salford Crescent Stations. However, Options 1 and 2 would have seen a higher level of development in this area and therefore the potential to justify and deliver even more services in this part of the city.
- 3.11 In Central Salford the Draft Core Strategy is proposing 10,150 new dwellings. This is the part of the city that has seen the greatest population decline over the last century. This scale of development would be expected to make a major contribution to increasing the population in the area, helping to reverse past declines in local services. The Draft Core Strategy includes several specific proposals that would support this, such as additional retail floorspace at Pendleton Town Centre, the redevelopment and expansion of Mocha Parade Local Centre to serve the Lower Broughton area, and new local centres at Trafford Road and Charlestown.
- 3.12 Population loss has been less significant from Salford West, although has still been an issue in some localities. The proposed 6,750 dwellings in the Draft Core Strategy would help to support existing facilities, and provision is made for a new primary school at Burgess Farm in Walkden (or off-site contributions) and an increase to the overall amount of convenience and comparison floorspace in Walkden, Eccles and Swinton. It should be noted that the scale of residential development in this part of the city proposed in Option 4 (11,800) was significantly higher and therefore could have potentially contributed to the provision of a better range of services in the area. However, parts of Salford West already have pressures on some services such as schools, and so this might not be wholly positive and is a cause of concern for local communities.

*Type of new dwellings*

- 3.13 The type of new dwellings provided will impact on the degree to which the population could be considered to be balanced and self-sustaining. The baseline information has indicated that the city already has a higher than average proportion of single person households. The Draft Core Strategy would see apartments accounting for about 72% of all dwellings, slightly lower than the proportion in recent years, but still quite high. This is a much higher percentage of apartments than was proposed under some of the Strategic Options. For example, Option 4 would have resulted in only 57% of new dwellings being apartments, although the number of apartments was not significantly lower because

of the higher overall housing requirement, and indeed was higher than the Draft Core Strategy in Options 1-3.

- 3.14 The Draft Core Strategy sets minimum space standards for apartments which would assist in maximising the ability to accommodate households containing more than 1 or 2 persons. It also sets a requirement for minimum proportions of houses in new residential developments, which will also assist in ensuring that the supply of smaller dwellings does not dominate. A relatively high proportion of smaller dwellings would reflect the fact that around three quarters of household growth in the North West region is forecast to be single households, but would be less adaptable to change needs.
- 3.15 In some ways there is a tension between maximising the additional population so as to support local service provision and ensuring a broad mix of new dwellings with a significant proportion of family housing, given that high density apartments will normally enable a larger population to be delivered than a family housing scheme on the same site.
- 3.16 The apartments would be focused in the Regional Centre, where under the Draft Core Strategy more than 96% of new dwellings would be apartments, resulting in this part of the city having the least 'balanced' population in terms of the range of household types living there. This is slightly higher than under the original options, although these also proposed at least 90% of new dwellings in the Regional Centre would be apartments. The Regional Centre of a major conurbation would normally be considered the type of location where a very high density of development would be expected, given the high land values and the need to take advantage of the very accessible location. The proportion of apartments would be relatively high (61%) across the rest of Central Salford, but the general dominance of houses amongst the existing stock would ensure a good mix of dwellings and therefore population overall.
- 3.17 Although apartments would dominate in the Draft Core Strategy, there would still be a significant increase in the number of family-oriented dwellings (9,500). This would help to support schools in particular, as well as assisting in increasing the birth rate within the city. The lower number of family-oriented dwellings in the Draft Core Strategy is primarily due to lower housing figures overall.

#### *Migration*

- 3.18 The Core Strategy cannot control migration, but it can help to influence the relative attractiveness of the city and therefore the ability to sustain and increase the population level. The Draft Core Strategy involves a major focus on regeneration, improving the image of the city, creating new employment opportunities, etc, which should all assist in retaining the existing population and attracting new residents.

#### *'No plan' option*

3.19 The RSS plans for an average of 1,600 dwellings per annum net of clearance replacement in Salford, and the city council has committed to an extra 20% on top of this as part of the Greater Manchester New Growth Point. Therefore a significant increase in population would be expected even without the Core Strategy. However, the existing Unitary Development Plan plans for a much lower level of housing growth, and therefore with no Core Strategy the certainty over delivering this scale of development would be reduced, both in terms of the overall numbers and ensuring the right type in the right locations with the appropriate supporting infrastructure. Therefore, the positive impacts of the 'no plan' option would be more limited.

## 2) To improve physical and mental health

Sustainability Objective 2) To improve physical and mental health							
Option	Timescale			Certainty	Scale	Permanence	Secondary, cumulative, synergistic
	0-3 years	3-10 years	10+ years				
1	0	0	+	Medium	City	Depends on other plans/strategies	Tackling poverty (obj.16) will be a key influence
2	0	0	+	Medium	City		
3	0	0	+	Medium	City		
4	0	0	+	Medium	City		
Draft Core Strategy	0	0	+	Medium	City		
No plan	0	0	0	Medium	City		
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy has a broad range of elements that should benefit the health of the city's residents. However, on some issues it is a case of balancing the health of one group of people against another. Overall, Options 3 and 4 would be expected to have a slightly greater positive impact on health.						
Mitigation Measures	Provide more detailed advice in supplementary planning documents on design measures to mitigate the impacts of the urban heat island effect and to protect amenity in the face of intensification of land use. Potentially consider restrictions on fast food outlets in certain locations.						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### Deprivation

3.20 The overall emphasis on regeneration in the Draft Core Strategy should assist in tackling deprivation issues, which can result in poor health. One of the key tasks will be to ensure that all households are able to benefit from investment in the city, and proposals relating to skills development and education will be important in this respect.

### Healthcare facilities

3.21 The Draft Core Strategy supports the continued modernisation and expansion of Salford Royal Hospital which should assist in improving secondary health care within the city, and also within the wider sub-region/region given some of the hospital's specialisms. The Draft Core Strategy also supports the continued improvement of primary care facilities, for example through the ongoing LIFT programme. There is also a reference to the co-location of GP practices, with Salford having

a disproportionately high number of single GP surgeries. This can affect the quality of facilities, although it does have the benefit of ensuring that the majority of residents are only a short distance from a GP. The Darzi review<sup>2</sup> demonstrates the difficulties of assessing the sustainability of the approach being taken in the Core Strategy, with both significant support and objection to Lord Darzi's proposals<sup>3</sup>.

- 3.22 The approach to both primary and secondary healthcare facilities as set out in the Draft Core Strategy is broadly the same as the approach in the original four options.

#### *Healthy lifestyles*

- 3.23 The Draft Core Strategy seeks to encourage healthy lifestyles in a range of ways, focusing particularly on improving recreation provision and encouraging walking and cycling, with the proposed green infrastructure network fulfilling both functions. For example, a comprehensive set of recreation standards are set out, as are a significant number of strategic recreation proposals that could potentially have health benefits for residents living outside the city as well. The transport proposals in the Draft Core Strategy and all the other options include an integrated network of safe, attractive cycle routes and a similar network of pedestrian routes, which should enable more people to walk or cycle.

- 3.24 The overall approach of focusing a high level of development within the most accessible locations, particularly the Regional Centre, should also enable more people to walk/cycle to employment and other opportunities.

#### *Access to healthy food*

- 3.25 The phrase 'food desert' has been much-used over the last decade, referring to areas where people are unable to buy fresh food locally, in particular fruit and vegetables<sup>4</sup>. There is no evidence that this is a significant issue in Salford, but the Draft Core Strategy should assist in improving access to fresh food by protecting existing district and local centres and developing new ones. Options 3 and 4, which proposed a larger number of additional centres, may have had greater benefits in this regard.

#### *Risk*

- 3.26 The proposed development management policy includes a reference to not resulting in an unacceptable risk to the public, which would replace the Unitary Development Plan policies relating to the location of developments involving or close to hazardous substances.

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<sup>2</sup> "High Quality Care for All: NHS Next Stage Review final report" (Professor the Lord Darzi of Denham, June 2008)

<sup>3</sup> See for example <http://news.bbc.co.uk/1/hi/health/7480904.stm>

<sup>4</sup> See for example <http://www.independent.co.uk/news/uk/home-news/food-deserts-depriving-towns-of-fresh-fruit-and-vegetables-764804.html>

- 3.27 The Draft Core Strategy takes a strong approach to managing flood risk, both in terms of the location of new development and, where development does take place, ensuring it is designed to reduce the impacts of flooding as far as possible, for example through raised floor levels. This follows a similar approach to the UDP and associated planning guidance on flood risk, but also includes other proposals such as additional flood storage areas that would help to reduce risk, both for existing and new residents. The original four strategic options took a similar approach. The Draft Core Strategy also provides additional controls over surface water runoff to help minimise flood risk.

#### *Pollution*

- 3.28 Issues of air pollution, which can exacerbate respiratory health problems, are discussed under sustainability objective 8 below. The strong emphasis in the Draft Core Strategy on redeveloping previously-developed land, coupled with the references in the development management policy to avoiding any unacceptable risk to the public, would help to ensure that problems of land contamination are addressed.

#### *Climate change*

- 3.29 The potential ‘heat island’ impacts of climate change would be mitigated to some extent by the proposed green infrastructure network and requirements relating to amenity space. Further requirements for tree-planting, green roofs, etc, could be considered, although these may be more appropriate in supplementary planning documents. The design of buildings would also be important in terms of ensuring that occupants can remain warm in winter and cool in summer.

#### *Housing*

- 3.30 An article in the journal *Inside Housing* indicated that “studies have linked overcrowding with inhibiting social ties, instability, aggression, withdrawal from the family, psychological distress and physical illness. That ever-smaller houses are going to exacerbate social and health problems is understood”<sup>5</sup>. The Draft Core Strategy introduces minimum space standards for a certain proportion of new apartments and houses. It also introduces a requirement for a proportion of large dwellings to be provided in the Broughton Park and Higher Broughton areas, where average household size is significantly above the city average. This should help to reduce the potential for overcrowding in new dwellings, although the overall dominance of apartments in the new stock, and the fact that up to 50% of apartments could be below 57 square metres, with some being permitted below 45 square metres, means that a significant number of small dwellings could still be delivered. Given the increasing number of one and two person households, and problems of affordability, this could be required in order to deliver sufficient dwellings that people are able to access, but underlying health concerns could still remain. In comparison, Options 3 and 4 included more rigorous space standards for apartments, and

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<sup>5</sup> “Size Matters” (*Inside Housing*, 10 August 2007, p.21)

Options 1 and 2 less rigorous ones, for example with Option 1 providing for up to 15% of apartments to be less than 45 square metres.

- 3.31 The Draft Core Strategy seeks provision of affordable housing on developments of 15 dwellings or more, with the proportion sought varying from 10-25%, depending on the area of the city. This should have a beneficial impact on health by limiting the potential for people living in unsuitable accommodation or suffering stress from not being able to meet their housing needs. The original options had proposed a slightly higher proportion of affordable housing, rising from 20% on developments of 15 or more dwellings in Option 1 to 30% on developments of 10 dwellings or more in Options 3 and 4. However, the Draft Core Strategy policy is based on a viability assessment and is therefore considered to be a more realistic approach. Options 3 and 4 would not necessarily have a more positive impact in this regard, if the approach would result in fewer developments coming forward overall.
- 3.32 The Draft Core Strategy introduces a requirement for 10% of new dwellings to be wheelchair accessible, or easily adaptable to meet the needs of wheelchair users. Options 2, 3 and 4 include a similar requirement. This should help to improve housing for vulnerable people, although there is no guarantee that such dwellings would be occupied by those who require such facilities.
- 3.33 The Draft Core Strategy seeks to avoid high concentrations of dwellings being converted for use by more than one household or to non-residential use. This could potentially make it more difficult for some facilities such as children’s homes to be accommodated within the city, potentially impacting on the health of possible occupants, but equally would help to ensure that the amenity of existing residents is protected. The protection of amenity through such measures, and other proposals in all the options, would be expected to benefit the mental health of the city’s residents by minimising potential negative impacts on quality of life that could lead to stress, etc. A similar approach was taken in the original four options. Options 2 and 3 proposed a more permissive approach to extensions in Broughton Park and Higher Broughton than is currently the case, enabling the significant number of large households in that part of the city to more successfully meet their needs. This would be expected to improve the health prospects of the households benefiting from such extensions, but would impact on townscape quality. The Draft Core Strategy stays silent on this issue, which it is proposed should instead be addressed through an update of the House Extensions Supplementary Planning Document.

**3) To protect, enhance and restore biodiversity resources**

Sustainability Objective 3) To protect, enhance and restore biodiversity resources	
Timescale	Nature of effect

Option	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	+	Medium	City	Depends on impacts of climate change	Benefits increase if coordinated with approach in neighbouring authorities
2	+	+	++	Medium	City		
3	+	+	+	Medium	City		
4	+	+	0/-	Medium	City		
Draft Core Strategy	+	+	+	Medium	City		
No plan	0	0	+	Low	Key sites		
Sustainability summary of the Draft Core Strategy	The requirement in the Draft Core Strategy that development results in an 'enhancement' of biodiversity resources should be beneficial at the city level. The proposal for a 'biodiversity heartland' on Chat Moss would support a key habitat. There is the potential for localised negative impacts given that some greenfield development is proposed, although these would be more of an issue under Option 4.						
Mitigation Measures	Further habitat creation – potentially along River Irwell corridor and other areas previously identified as wildlife corridor areas of search. Further detailed guidance on biodiversity enhancement in a supplementary planning document. More detailed guidance on how public access to Chat Moss can be enhanced in a way that is consistent with biodiversity enhancements Specific enhancement works around large greenfield development sites (at Barton, Cutacre and Burgess Farm). This might include enhancement of the Site of Biological Importance at the old brickworks south of Burgess Farm, and enhancement of the biodiversity value of Chat Moss and/or the Manchester Ship Canal around Barton.						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### *Impact of development*

- 3.34 The Draft Core Strategy requires that every development should result in an enhancement of the city's biodiversity resources, and therefore by definition the Core Strategy should have a positive impact on this sustainability objective. However, much will depend on the implementation of this requirement, in terms of how an 'enhancement' is defined. Key criteria are set out for determining the extent to which an enhancement is achieved, but further guidance may be required. This is broadly the same as the approach in the four options set out previously, but is a more ambitious approach than in the current Unitary Development Plan, where a reduction in biodiversity resources is potentially acceptable.
- 3.35 The overall impacts should therefore be positive in most cases, but the impacts on individual sites/resources could be more mixed, as development of some sites (both brownfield and greenfield) could result in a loss of habitat and/or increased disturbance to wildlife. For example, the employment proposals in the Draft Core Strategy around Barton would involve development on around 40 hectares of Green Belt which could affect the wildlife corridor function of this part of the Green Belt (although the current uses of the land already restrict this to some extent). Similarly, the release of 21 hectares of greenfield land at Burgess Farm, Walkden for housing could have a negative impact on biodiversity through disturbance and loss of habitat. The greater use of City Airport Manchester could result in localised disturbance of wildlife,

particularly birds, and this might also be a risk associated with wind turbines at Linnyslaw.

- 3.36 Greater negative impacts would be expected under Option 4 given the total scale of greenfield residential development proposed, despite the emphasis on integrating greenspace within any housing. This impact would be expected to be potentially most severe around Worsley and Hazelhurst, where the loss of major open land within the main urban area would increase the fragmentation and significantly decrease the size of wildlife corridors and habitats, which could be particularly problematic given the need to adapt to climate change. The proposed phasing of the release of these major greenfield sites means that the impacts would be longer-term.
- 3.37 Fewer transport infrastructure schemes are proposed in the Draft Core Strategy than in previous options. For example, the strategic park and ride proposal at Linnyslaw (which featured in all 4 options) has been removed from the Draft Core Strategy due to deliverability issues, meaning that more open land is likely to be left in this location. Also, the Draft Core Strategy suggests more limited improvements to the M60 rather than the full JETTS proposals. The Highways Agency's assessment of the full JETTS proposals for junctions 12 and 14-15 of the M60 (supported in Options 3 and 4) indicated a moderate adverse impact on biodiversity.
- 3.38 Therefore, although the Core Strategy would require compensatory measures to result in an overall enhancement of biodiversity resources, there would be some localised impacts, and those in the Draft Core Strategy would be expected to be less than Option 4 but more than in Options 1 and 2, due to the greater use of greenfield land.
- 3.39 The Draft Core Strategy would focus the vast majority of new development on previously-developed land. Although generally this focus on previously-developed land is likely to limit the impact on biodiversity resources by minimising the loss of greenfield land, previously-developed sites can in some cases have a high wildlife value. Again, this could result in some localised impacts, although the proposed approach to delivering a green infrastructure network should help to offset this. More generally, this network would be expected to benefit the movement of wildlife and distribution of species through the city, which will be particularly important to enabling adaptation to climate change.
- 3.40 The Draft Core Strategy includes some protection for private gardens, restricting some infill housing development. Private gardens have been identified as being an important resource for biodiversity in Greater Manchester and this should therefore help to protect biodiversity.
- 3.41 The screening for appropriate assessment indicates that there is not likely to be any significant impact on Natura 2000 sites under any of the options (see chapter 1 of this report). Further work on this will be

undertaken by the Greater Manchester Ecology Unit prior to the Core Strategy being finalised.

*Key biodiversity resources*

3.42 The Draft Core Strategy seeks to develop a biodiversity heartland at Chat Moss. This heartland is expected to focus on lowland raised bog, which is an EU priority habitat, but would also include other land uses acting as a buffer between the lowland raised bog and surrounding intensive agriculture. This is considered to be a more realistic and appropriate approach than was originally set out in the Issues and Options Report, which was the development of a mossland heartland at Chat Moss, with an associated buffer zone restricting surrounding land uses that could damage the heartland's hydrology. Although much will depend on the implementation mechanisms for securing the heartland, the overall approach would be expected to have significant biodiversity benefits, particularly when coupled with the strong restrictions on minerals extraction. Maximising the size of habitats could be important in combating the impacts of climate change by enabling adaptation. The Unitary Development Plan also proposes a mossland heartland, although there is no specific reference to the concept of a buffer zone, and the heartland is smaller than that proposed in all of the Core Strategy options. The Draft Core Strategy and the other four options seek to improve public access to Chat Moss, which has the potential to conflict to some extent with biodiversity objectives, particularly in the case of Options 3 and 4 where major visitor attractions would be supported, and so careful implementation would be required.

3.43 The Draft Core Strategy seeks to enable the natural development of the Glaze Brook to establish additional wetland habitats, which should enhance its biodiversity value. It also seeks to enhance water quality in the city, which should improve the biodiversity value of waterways such as the River Irwell, the Manchester Ship Canal, and Salford Quays. The Issues and Options report took a similar approach to these issues, although tended to focus more on Salford Quays and so the Draft Core Strategy should perform slightly better in this regard.

**4) To protect and improve soil and land resources**

Sustainability Objective 4) To protect and improve soil and land resources							
Option	Timescale			Nature of effect			Secondary, cumulative, synergistic
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	
1	0	0	-	High	City	High	Scale of development in Salford reduces pressures elsewhere
2	0	0	-	High	City	High	
3	0	-	-	High	City	High	
4	0	-	-	High	City	High	
Draft Core Strategy	0	-	-	High	City	High	
No plan	0	0	-	Medium	City	High	

Sustainability summary of the Draft Core Strategy	The Draft Core Strategy involves some loss of greenfield and agricultural land, and therefore would be expected to have a negative impact overall, although the extent of this has been minimised by maximising the amount of new development on previously-developed land. In comparison, Options 1 and 2 involve less loss of greenfield land, whereas Option 4 would involve significantly more.
Mitigation Measures	Once land has been built on, the soil structure is irrevocably altered, and therefore mitigation can only have a limited impact. The best mitigation would be to introduce greater protection for the remaining greenfield land. Given that Salford contains 83.3% of Greater Manchester's Grade 1 agricultural land, and 36.4% of its Grade 1 and 2 land, there would potentially be some merit in further protecting key areas of such land within the city. The importance of high grade agricultural land is likely to increase over time as the impacts of climate change begin to manifest, with 57% of all Grade 1 agricultural land in the UK being below the 5 metre contour and the potential for drier summers to affect the productivity of high grade land in the south of the country. Where land is lost to development, the identification and protection of the functions of that land (such as flood storage) could mitigate some impacts.
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain	

### *Loss of greenfield land*

3.44 The Draft Core Strategy focuses the vast majority of new development on previously-developed land, helping to maximise the efficient use of land resources. It proposes the release of 21 hectares of greenfield land at Burgess Farm, Walkden for housing but is expected to result in 91.8% of new dwellings on previously-developed land. In addition the Draft Core Strategy would result in the loss of around 40 hectares of greenfield land at Barton and around 10 hectares of greenfield land at Little Hulton for employment development. This is still significantly less greenfield land lost than under some of the previous options. For example, Options 3 and 4 would result in the loss of greenfield land to accommodate a link road between the A57 and M62, and all four original options could result in greenfield loss to deliver a strategic park and ride facility at Linnyslaw. Neither of these transport proposals has been included in the Draft Core Strategy. Option 4 involves significant levels of greenfield development including around 135 hectares around the edge of the urban area. However, Options 1, 2 and 3 would result in only 3-4% of dwellings being built on greenfield land, and there would normally be expected to be some compensatory open space provision as such schemes will tend to be in regeneration areas where land uses are being moved around.

### *Soils*

3.45 There is no specific policy proposal across the city in relation to soils, due to this being covered in PPS7. However, there is a reference to soils in the Green Belt section, with the Draft Core Strategy strongly supporting the agricultural use of high grade agricultural land in Chat Moss outside the biodiversity heartland and generally resisting other uses. In comparison, Options 2 and 4 proposed very strong protection for high grade agricultural land outside the heartland. Although there are no specific proposals, the general support under Options 3 and 4 for major visitor attractions at Chat Moss could negatively impact on soil and land resources, although again there would be a requirement to avoid high grade agricultural land where possible.

- 3.46 In terms of the development of high grade agricultural land, the proposal under the Draft Core Strategy for the employment development of 40 hectares of greenfield land at Barton specifically refers to avoiding the loss of Grade 1 agricultural land, which should help to minimise the negative impacts in relation to this sustainability objective. Much will depend on how the site boundaries are drawn in the Allocations Development Plan Document, as the amount of Grade 1 agricultural land lost would be much higher if the site ran up to the M62 motorway immediately to the west of City Airport Manchester and relatively small if it ran along the A57 where it would primarily affect an existing golf course. A similar approach is taken to the release of greenfield land for housing under Option 4.
- 3.47 Additional impacts from Options 3 and 4 include the A57-M62 link road which would need to cross through Grade 1 land and therefore Options 3 and 4 would be certain to have some negative impact on soil resources in this location (the existing UDP also supports this scheme but it is not specifically supported in the Draft Core Strategy). The provision of additional structures around junction 12 of the M60 motorway as supported in Options 3 and 4 could also potentially have a negative impact on soil resources.
- 3.48 The biodiversity heartland proposal and associated buffer zone could potentially result in less land being available for agricultural production. This would be more significant under Options 2 and 4 than under the Draft Core Strategy. However, any loss of soil resources associated with this would be expected to be reversible if agricultural objectives were considered to outweigh biodiversity objectives at some point in the future.

#### *Gardens*

- 3.49 Policy H3 has a specific reference to providing a suitable depth of topsoil in new gardens to grow vegetables. This should help to improve soil resources for new dwellings, although overall sustainability will depend on where the topsoil is sourced from. The greenfield sites proposed for development are one opportunity to help minimise any negative overall impact.

### **5) To protect, enhance and restore geological resources**

Sustainability Objective 5) To protect, enhance and restore geological resources							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	0	+	Low	Local	High	Synergies with protecting biodiversity and heritage
2	0	0	+	Low	Local	High	
3	0	0	+	Low	Local	High	
4	0	0	+	Low	Local	High	

Draft Core Strategy	0	0	+	Low	Local	High	
No plan	0	0	+	Low	Local	High	
Sustainability summary of the Draft Core Strategy	The development management and design policies should help to protect important geological features. Proposals to create a 'biodiversity heartland' at Chat Moss will include preserving the peat deposits – one of the important aspects of Salford's geodiversity. All options seek the restoration of Worsley Delph.						
Mitigation measures	Possibility of a geodiversity supplementary planning document or combining geodiversity with biodiversity in a revised supplementary planning document. Consider designating local sites for geodiversity (depending on the Local Geodiversity Action Plan)						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### *Important sites for geodiversity*

3.50 There are currently no sites designated for geodiversity within Salford, although it is understood that the Greater Manchester RIGS Group intends to carry out a geodiversity audit of Greater Manchester (RIGS stands for Regionally Important Geological and Geomorphological Sites.) In the meantime, there are no designations to protect Salford's geodiversity. Protecting geodiversity through the planning system is therefore currently quite difficult as there is a lack of information regarding what and where the important features to protect are.

### *Loss of land to development*

3.51 Some negative impacts on geodiversity can be expected through the loss of land to development. This is particularly the case in the early years of the Core Strategy before there is adequate information to protect important sites and features. However, the emphasis on enhancing local character and distinctiveness in design should help to protect notable geodiversity. This emphasis is present not only in the Draft Core Strategy but also in the earlier options. In addition, the proposed development management policy includes a requirement that development should not have an unacceptable impact on features of geological value. Some of the more important sites for geodiversity (e.g. former quarries) may be classed as previously developed land and the general requirement to protect features of value is therefore more important than any differences between the options in terms of land take.

3.52 One of the key areas where the planning system interacts with geodiversity is minerals extraction. However, with the exception of peat extraction on Chat Moss (which the Core Strategy specifically would not permit), the Core Strategy leaves minerals policy to the forthcoming Greater Manchester Joint Minerals Development Plan Document.

### *Chat Moss*

3.53 The designation of a 'biodiversity heartland' on Chat Moss under the Draft Core Strategy should help to preserve the distinctive geodiversity of this area, namely the peat. There may be opportunities to further enhance understanding of Salford's geodiversity in this area through interpretation on bog restoration sites, where biodiversity and geodiversity are closely linked. Preservation of the peat would be even

greater under Options 2 and 4 which propose a larger mossland heartland.

### Coal Measures

3.54 Another key feature of Salford's geodiversity, as with much of Greater Manchester, is its coal measures and resulting mining history. The proposal in the Draft Core Strategy (and previous options) to enhance the visitor experience at Worsley, including the distinctive geological feature of Worsley Delph (a former quarry), should help to increase awareness of this aspect of geodiversity.

## 6) To protect and enhance water resources

Sustainability Objective 6) To protect and enhance water resources							
Option	Timescale			Nature of effect			Secondary, cumulative, synergistic
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	
1	0	0	0/+	Medium	City	Low	Cumulative impact identified as acceptable through RSS assessment
2	0	0	0/+	Medium	City	Low	
3	0	0	0/+	Medium	City	Low	
4	0	0	0/+	Medium	City	Low	
Draft Core Strategy	0	0	0/+	Medium	City	Low	
No plan	0	0	0	Medium	City	Low	
Sustainability summary of the Draft Core Strategy	The scale of development proposed would significantly increase water demand, but the proposed 'east-west' pipeline would mitigate this. There is general support for water quality improvements, but there may be a need for additional guidance to ensure that these are delivered and diffuse pollution is minimised, as without mitigation the levels of development proposed could be expected to have a negative impact on water quality.						
Mitigation measures	Promotion of rainwater harvesting, and similar technologies Even stricter requirements for reduced and cleaner surface water discharges from developments, and more detailed guidance on how to achieve this						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### Water supply

3.55 Although the scale of development proposed under all five options is very significant, there has been no indication through the RSS process or discussions with the utilities companies that there is likely to be any major problems with water supply in the Greater Manchester conurbation.

3.56 However, United Utilities is currently developing an 'east-west' pipeline connecting the Greater Manchester and Merseyside water supply systems, to provide a more robust supply network that is better able to cope with extreme conditions and a reduction in water availability from the Lake District due to sustainability restrictions. All five options specifically support this proposal. They also all seek to protect the Thirlmere Aqueduct, which is a key part of the existing Manchester ring main.

- 3.57 The Draft Core Strategy includes a proposal for a new main from the edge of the Regional Centre to the Thirlmere Aqueduct, which should help to improve network resilience. A similar proposal was included in the original four options, although in a different location. The Draft Core Strategy also refers to the need to improve the local water supply as part of the development of the Cutacre site, which should have wider benefits as well as enabling the site to come forward.
- 3.58 At the national level the Code for Sustainable Homes will help to minimise the water requirements of new developments, and it is assumed that something similar will be introduced for non-residential development. One possible mitigation measure would be to take a more ambitious approach at the local level, although this would need to be carefully justified and the current information on water availability suggests this would be difficult to justify.

#### *Quality of waterways and groundwater*

- 3.59 Improving water quality to meet the requirements of the Water Framework Directive is one of the strategic objectives of the Draft Core Strategy. The document specifically seeks to build on the success of the current oxygenation project at Salford Quays, which has helped to enhance water quality in the area, and takes a slightly stronger approach than the original four options to improving the rest of the Manchester Ship Canal and the River Irwell.
- 3.60 The proposed green infrastructure network and use of sustainable drainage systems should assist in providing filtering mechanisms that improve water quality, although much would depend on the location of development in relation to open spaces and watercourses. Further guidance on this issue could therefore be appropriate. This is broadly the same approach as is taken in the other four options. The Draft Core Strategy includes a further requirement for all developments to minimise surface water pollution as far as practicable. This will be important in mitigating the impacts of development on water quality.
- 3.61 The proposed development management policy has a general reference to protecting water quality, which would cover groundwater as well as waterways. Parts of Salford fall within groundwater protection zones (south-west of Chat Moss, Lower Kersal, Charlestown, Lower Broughton, Trinity and Exchange/Greengate). The Environment Agency can control activity within such areas, but it could be appropriate to provide additional guidance within a supplementary planning document to flag up this important water quality issue.
- 3.62 The scale of additional development has the potential to increase urban diffuse pollution, although the overall emphasis on reducing surface water runoff and minimising surface water pollution, as well as powers under other legislation should help to mitigate this. Whilst the Draft Core Strategy supports some improvements to the M60, Options 3 and 4 support the full JETTS proposals. The Highways Agency's

assessment of these proposals for junctions 12 and 14-15 of the indicated a slightly adverse impact on the water environment.

*Waste water treatment*

7.50 Liaison with United Utilities has suggested that a small amount of additional investment is required in the city’s waste water treatment facilities in order to support water quality improvements, both in terms of addressing existing problems and enhancing capacity to meet the needs of the scale of development proposed. The Draft Core Strategy therefore should result in improvements overall in this regard.

**7) To minimise the risk and impacts of flooding**

Sustainability Objective 7) To minimise the risk and impacts of flooding							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	+	Medium	Local	High	Benefits could be partly offset by climate change
2	+	+	+	Medium	Local	High	
3	+	+	+	Medium	Local	High	
4	+	+	+	Medium	Local	High	
Draft Core Strategy	+	+	+	Medium	Local	High	
No plan	0	+	+	Medium	Local	High	
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy takes the approach of using development activity to help reduce the overall impacts of flood risk, even if that may result in more people living in flood risk areas. They also all incorporate a range of measures aimed at reducing flood risk and its impacts.						
Mitigation measures	Stricter discharge standards (in terms of volume) from new developments Additional flood storage in the Ordsall ward						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

*Reducing flood risk*

3.63 The Draft Core Strategy commits to taking an integrated approach to catchment flood risk management, although many actions would need to take place outside Salford. Within the city there are specific proposals for a second flood storage basin together with two other open spaces that would act as temporary water storage areas in the event of a flood. Together with proposed flood flow routes, these measures would be expected to reduce the risk and impact of flooding, although the benefits could be offset to some extent by the impacts of climate change. This is similar to the approach in the Issues and Options Report, although it has been determined that it is more appropriate to identify all flood flow routes in a supplementary planning document rather than include one or two in the Core Strategy.

3.64 The Draft Core Strategy and the other options require new developments to minimise the speed and quantity of surface water run-off, such as requiring the use of sustainable drainage systems and the incorporation of permeable surfaces wherever possible. The Draft Core

Strategy imposes additional restrictions on areas where surface water is known to be a particular problem in relation to sewerage capacity. Proposals relating to improving sewer/drainage infrastructure are limited, and could potentially be expanded either in the Core Strategy or a supplementary planning document. More generally, the green infrastructure network would help to reduce surface water run-off although much will depend on its design. Any additional requirements will be addressed in the Infrastructure Delivery Plan.

*Location of development*

- 3.65 The Draft Core Strategy takes a strong approach to managing flood risk, which expands on the approach of the current Unitary Development Plan and is broadly the same as the approach in the Issues and Options Report. A significant amount of development, particularly housing, is proposed in Lower Broughton, Charlestown and Lower Kersal, which lie within the 1 in 100 year indicative floodplain, although there is a requirement that this development should not increase overall flood risk. This would increase the number of households living within an area at risk of a 1 in 100 year flood event.
- 3.66 However, all new dwellings would need to incorporate flood protection/resilience measures, such as raised floor levels, so that the impacts of any flood event would be relatively minor. Given that a significant number of these new dwellings would be replacing existing dwellings that are much more prone to flooding, overall the Core Strategy would be expected to decrease the number of households who would be living in a dwelling that would suffer significant damage as a result of any flood event even though more households could be affected in a minor way. This approach would be complemented by measures to improve the resilience of other homes in flood risk areas.
- 3.67 The Draft Core Strategy (and the other four options) would support the relocation of the existing travelling showpeople’s site from the Fairways site on Clarence Street, given the vulnerability of the use, although identifying a replacement site would be left to the proposed Allocations Development Plan Document. The Draft Core Strategy commits to the redevelopment of part of the Cambridge Industrial Estate for public open space that would act as flood water storage. All four of the original options would also permit the redevelopment of at least part of the Cambridge Industrial Estate for other uses given the scale of flood risk and the difficulties in mitigating this for industrial and warehousing uses. The scale of redevelopment would be greatest in Option 1 and most limited in Option 2, although the Draft Core Strategy does not include any specific redevelopment proposals and would treat each case on its merits.

**8) To improve air quality**

Sustainability Objective 8) To improve air quality	
Timescale	Nature of effect

Option	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	-	-	Medium	Local	Low	Heavily influenced by activity outside the city – role of RSS
2	0	-	-	Medium	Local	Low	
3	0	-	--	Medium	Local	Low	
4	0	-	--	Medium	Local	Low	
Draft Core Strategy	0	-	--	Medium	Local	Low	
No plan	0	-	-	Medium	Local	Low	
Sustainability summary of the Draft Core Strategy	The overall spatial approach enables the region to maximise development in locations that minimise the need to travel and therefore the amount of air pollution caused by car use. However, the Draft Core Strategy would be expected to have localised negative air quality impacts, particularly around Barton. Option 4 could have greater impacts given the scale of residential development proposed in the outer parts of the city.						
Mitigation measures	Possible mitigation measures include further tree planting, greater investment in public transport and/or strict emissions standards at City Airport						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; -- major negative; ? uncertain							

### Transport

- 3.68 Air quality issues need to be considered at a range of scales. Locating development within the heart of the conurbation, particularly within the Regional Centre and other highly accessible locations, should help to minimise the need to travel by car. Therefore, the overall strategy underpinning the Draft Core Strategy should assist in minimising any negative air quality impacts compared to other options for the region/sub-region that would involve the same scale of development. However, given that it involves additional development there is the potential for air quality to worsen at the local level if it is accompanied by additional car movements.
- 3.69 In comparison to the Draft Core Strategy, Options 1 and 2 involve a greater concentration of development in the Regional Centre and surrounding inner areas, and therefore would be expected to have the greater benefits in these broad terms although possibly more local negative impacts. Option 4 involves the lowest amount of development in the Regional Centre, although it is still significant, and the scale of residential development it proposes around the edges of the city could lead to increased car movements. Although a proviso of Option 4 would be significant investment in public transport, it is still thought that increased development on the edge of the city would lead to increased car movements as the public transport improvements would be unlikely to be sufficient to fully mitigate against an increase in traffic. No matter how much development takes place at the edge of the city it will never be as accessible in terms of number of public transport routes as the highly accessible Regional Centre.
- 3.70 The Draft Core Strategy involves new highways, for example the Broadway Link, as well as increasing the capacity of the M60 motorways between junctions 12 and 18, and therefore could result in localised increases in traffic. The impact would be likely to be greater in

Options 3 and 4, where a new road link between the A57 and M62 is proposed together with additional structures around junctions 12 and 14 to 15 of the M60. However, given the existing congestion problems, the Highways Agency's assessment of the latter proposals indicated no significant increase in air pollution, and therefore any negative impacts could be relatively limited.

- 3.71 Following the "no" vote in the referendum on the Transport Innovation Fund proposals in December 2008, more limited public transport improvements are expected given likely funding availability. These include extensions to the tram network in Greater Manchester, including a new spur in Salford to serve MediaCity UK. Complemented by proposals under the Draft Core Strategy for freight use of canal and rail, and the enhancement of walking and cycling routes/facilities, these measures would assist in minimising car and HGV use and therefore air pollution. At the national level, technological advances and fiscal incentives should ensure that per vehicle emissions reduce. Taken together, it would seem likely that vehicle movements in certain parts of the city will increase whereas they may fall in other locations, but improved technology and its take-up should ensure that air quality does not worsen to any significant extent.
- 3.72 Consideration should be given to whether there is the potential for further measures to encourage walking, cycling and the use of public transport, in order to minimise car use as far as possible.
- 3.73 The Draft Core Strategy supports the continued use of and increased activity levels at City Airport Manchester, which would be expected to have localised air quality impacts. This impact would have been less in Options 1 and 2, as these did not support the provision of a hard surface runway, although Option 2 did still support a significant expansion in aviation activity.

#### *Employment uses*

- 3.74 The overall direction of the economy is towards the service sector and less polluting industries. The approach within the Draft Core Strategy is consistent with this, with a very strong emphasis on office development in the Regional Centre. The multi-modal freight interchange at Barton (and the more general support for increased freight use of the Manchester Ship Canal) would be expected to have benefits overall in terms of air quality by reducing the number of long-distance HGV movements, although it could potentially have localised air quality impacts given the number of movements in and out of the site. When coupled with the proposals in the Draft Core Strategy relating to 40 hectares of employment development in the Barton Green Belt and increased activity at City Airport Manchester, there is the potential for a significant air pollution impact in this part of the city. Consideration should therefore be given to additional mitigation measures in this locality. This would be less of an issue in Options 1 and 2, which do not propose the Green Belt release, but more of an issue in Options 3 and

4 which include additional transport proposals and, in the case of Option 4, an additional 13 hectares of Green Belt release in this area.

*Removal of pollutants*

3.75 The greening of Salford’s streets is common to the Draft Core Strategy and the other four options and would be expected to have some limited localised benefits for removing pollutants from the air, as would the overall emphasis on enhancing biodiversity and developing an integrated network of open space. However, there are no major tree-planting schemes proposed that would be expected to have a major positive impact. Air quality is one of the factors which will be taken into account in developing the green infrastructure network as set out in the Draft Core Strategy.

*Scale of impacts*

3.76 It is anticipated that all negative impacts would be localised, but there would be wider positive impacts compared to alternative spatial distributions of development. As explained in the screening for appropriate assessment, the localised nature of the negative impacts means that it is not considered likely that there would be any significant impact on Natura 2000 sites outside the city.

**9) To minimise contributions to climate change**

Sustainability Objective 9) To minimise contributions to climate change							
Option	Timescale			Nature of effect			Secondary, cumulative, synergistic
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	
1	0	-	-	Medium	Global	High	Degradation of mosslands could lead to massive CO2 release – risk increased by drier/warmer climate
2	0	-	-	Medium	Global	High	
3	0	-	-	Medium	Global	High	
4	0	-	-	Medium	Global	High	
Draft Core Strategy	0	-	-	Medium	Global	High	
No plan	0	-	--	Medium	Global	High	
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy would see continued greenhouse gas emissions. The pattern of development should help to minimise them. The role of the mosslands as an important carbon sink is protected and enhanced. The scale of greenfield housing development in Salford West under Option 4 would be likely to result in greater emissions from transport, although such schemes would be required to be zero carbon overall.						
Mitigation measures	Additional tree planting or additional wetland creation Proactive measures to encourage the take-up of low emission vehicles (such as a network of charging points for electric cars) Provide more guidance on how low carbon decentralised energy schemes can be delivered Include an ambitious minimum code level for the residential development at Burgess Farm given it is a large greenfield site on the edge of the urban area Work with farmers to reduce emissions from agriculture						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; -- major negative; ? uncertain							

### *Transport and pattern of development*

3.77 The transport-related aspects of climate change mirror to a large degree the discussion above in relation to air quality. The overall pattern of development in the Draft Core Strategy would assist in reducing per capita greenhouse gas emissions by reducing the need to travel by car, but the scale of development may increase Salford's overall contribution. As with air quality, Option 4 would potentially have a greater negative impact than the Draft Core Strategy, whereas Option 1 would maximise the scale of development in the Regional Centre and surrounding inner area and therefore help to minimise greenhouse gas emissions resulting from car use by reducing the need to travel.

### *Energy use and generation*

3.78 The Draft Core Strategy relies to some degree on the national approach in terms of the Code for Sustainable Homes, but includes a requirement for developments to have an actual emission rate at least 15% lower than the target emission rate in the Building Regulations. This is less ambitious than the approach proposed in Options 3 and 4, but more ambitious than that in Options 1 and 2. The development management policy also includes a more general reference to all new development needing to minimise its greenhouse gas emissions. Options 3 and 4 include a proposal for all new dwellings and business units to provide an energy use monitor in a prominent location, however this has been removed from the Draft Core Strategy as it is understood that the government intends to make such monitors mandatory.

3.79 The major greenfield housing development proposed under Option 4 has the potential to be problematic in terms of greenhouse gas emissions given the location, but this is mitigated by the requirement for such schemes to be zero carbon and to be accompanied by major improvements in public transport accessibility. No such requirements are placed on the much more modest greenfield release for housing proposed by the Draft Core Strategy, and it may be appropriate to consider requiring a minimum level in terms of the Code for Sustainable Homes.

3.80 The Draft Core Strategy casts the city council in an enabling role in terms of bringing forward renewable energy and combined heat and power schemes. It may be appropriate to provide further guidance on how such systems would be delivered in practice, either through the Core Strategy or a supplementary planning document. All of the options encourage the use of decentralised energy systems. Option 2 and in particular Options 3 and 4 place requirements on developers to use low carbon and decentralised energy systems. These specific requirements have been dropped from the Draft Core Strategy in order to provide an approach which is more adaptable to changing technologies and financial viability issues, and the emphasis is instead

on identifying the main opportunities for technologies such as combined heat and power.

- 3.81 The Draft Core Strategy supports the development of large wind turbines at Linnyslaw. These are also supported in Options 2, 3 and 4, whilst Options 3 and 4 also support turbines in parts of Chat Moss. The Sustainability Appraisal of the Issues and Options noted that there is the potential for further proposals to be included that encourage other renewables, particularly their incorporation within new developments, either through the Core Strategy or a supplementary planning document. The Draft Core Strategy does indeed identify other possible renewables schemes, such as ground source heat pumps, deep geothermal aquifers and minewater heat extraction.
- 3.82 Given the scale of development proposed in the city, and the scale of change within individual areas, there is certainly significant potential to develop decentralised energy systems and to transform the energy approach of the city. The initial Sustainability Appraisal identified that it may therefore be appropriate to give consideration to an even more ambitious option in relation to decentralised energy systems and renewables. Arguably the Draft Core Strategy is more ambitious than the original four options proposed. For example, it aims to develop a series of combined heat and power schemes linked to district heating networks. The Draft Core Strategy is less prescriptive than the original options, but this flexible approach should help to allow advantage to be taken of emerging technology and site characteristics.

#### *Carbon sinks*

- 3.83 The peat within the mosslands is a very significant carbon sink, and therefore any approach that leads to its degradation could result in large-scale greenhouse gas emissions, whereas mossland restoration could help to lock in additional carbon. The biodiversity heartland proposed in the Draft Core Strategy would be expected to support the area's role as a carbon sink. Bog restoration would be maximised within this area, and other habitats such as fens which also function as carbon sinks may also be created where bog restoration is not feasible. In comparison, the mossland heartland proposed in Options 2 and 4 is larger than the Draft Core Strategy heartland, whereas the heartland currently identified in the Unitary Development Plan is significantly smaller.
- 3.84 The Draft Core Strategy encourages active agricultural activity outside the biodiversity heartland, which could result in some degradation of the remaining mosslands outside the heartland and therefore the release of greenhouse gases. In contrast, Options 2 and 4 specifically encourage low nutrient inputs in agriculture, which would help to minimise the potential for degradation, although there is only very limited control on this issue and therefore it may be difficult to deliver in practice. Moreover, Options 3 and 4 propose that major visitor attractions could be appropriate, which could also lead to further degradation of the peat soils.

- 3.85 The Draft Core Strategy seeks to avoid any further peat extraction beyond current planning permissions, given that this would result in potentially major greenhouse gas emissions. This approach should therefore help to minimise greenhouse gas emissions from sand and gravel extraction at the national level. This is slightly stronger than the approach taken by the four original options, which would have allowed extraction if there was an urgent need that could not be satisfied in other locations with fewer greenhouse gas emissions.
- 3.86 There is a risk that already anticipated increases in temperature and reductions in summer rainfall could lead to the degradation of the mosslands, which could itself lead to further major releases of greenhouse gases. This heightens the importance of protecting this area and maximising its ability to adapt to a changing climate, although there may already be significant emissions from the agricultural soils in the area.
- 3.87 No major tree-planting is proposed, although the greening of the city's streets and the overall emphasis on quality landscaping and biodiversity could have some limited positive impact, as could the proposed green infrastructure network.

## 10) *To minimise the use of non-renewable resources*

Sustainability Objective 10) To minimise the use of non-renewable resources							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	-	-	--	Medium, depends on commodity prices and national policy	National	High	Use of primary and secondary resources likely to be heavily influenced by commodity prices
2	-	-	--		National	High	
3	-	--	--		National	High	
4	-	--	--		National	High	
Draft Core Strategy	-	-	--		National	High	
No plan	-	-	-	National	High		
Sustainability summary of the Draft Core Strategy	The scale of new construction and redevelopment would have a significant impact on non-renewable resources. The Draft Core Strategy would however have a smaller impact than Options 1-4 given the smaller number of dwellings.						
Mitigation measures	Greater use of sustainable design and construction methods, although care would need to be taken that requirements were reasonable and viable.						
<b>Key for effects</b>							
++ major positive; + minor positive; 0 neutral; - minor negative; -- major negative; ? uncertain							

### *Scale of development*

- 3.88 At 33,750 net additional dwellings, 650,000 square metres of new office floorspace and a gross addition of 135 hectares of industrial and warehousing land, the scale of new development proposed in the Draft Core Strategy would be expected to involve the use of very significant levels of non-renewable resources, for example in terms of construction materials. There are no specific references to issues such as the use of recycled materials in construction, and therefore there would be a

reliance on the national approach found in initiatives such as the Code for Sustainable Homes and site waste management plans. In comparison to the Draft Core Strategy, most of the other options considered would be likely to have a greater impact. For example, the original four options planned for 38,600 dwellings. Options 3 and 4 would be likely to have the greatest impact given the additional infrastructure proposals, for example relating to new structures around junctions 12 of the M60 and the A57-M62 link road, followed by Option 2.

#### *Reuse of existing buildings*

3.89 The improvement of existing housing is strongly supported in the Draft Core Strategy. The emphasis is on ensuring that existing communities are retained rather than necessarily existing buildings, and therefore there could potentially be a significant level of clearance and replacement that could further increase the use of primary minerals for construction purposes. The Draft Core Strategy would also involve the redevelopment of some existing employment areas for other uses, mainly housing. This would again have implications for the use of non-renewable resources as existing buildings are demolished and replaced, although in many cases it may not be possible to secure a positive reuse of the buildings in question in the long-term or their retention may raise issues in relation to some of the other sustainability objectives. Options 2, 3 and 4 could be expected to have a greater impact in this regard than the Draft Core Strategy given the scale of change proposed.

#### *Scale of impact*

3.90 At the regional and national levels, focusing new development within the inner part of Salford may help to minimise the additional non-renewable resource use overall, as it enables much of that development to be supported by existing infrastructure, rather than having to construct major new infrastructure. It also helps to minimise the need to travel and maximise public transport accessibility, therefore reducing the use of fossil fuels in the transport sector. However, the use of greenfield land in the Draft Core Strategy could increase the need for additional infrastructure. This would be even more pronounced in Option 4.

#### *Waste*

3.91 The detailed consideration of waste issues is delegated to the Greater Manchester Joint Waste Development Plan Document, and therefore the Core Strategy includes relatively little information on this topic. Given the scale of redevelopment proposed, both in terms of existing housing and employment areas, as well as the overall level of construction, it will be important to ensure that there are sufficient waste transfer stations, aggregate recycling depots, etc, in or very close to these major areas of change in order to support the use of secondary materials.

#### *Fossil fuels*

3.92 As noted above under the objective on climate change emissions, the Draft Core Strategy seeks to achieve at least a 15% reduction in carbon dioxide emission rates from new development compared to Building Regulations. It also takes an enabling approach to the use of low carbon decentralised energy systems, and supports large wind turbine development at Linnyslaw. Options 3 and 4 also require the provision of energy use monitors in new developments. These proposals would be expected to help minimise the use of fossil fuels for energy generation. The initial Sustainability Appraisal noted that given the scale of development proposed in the city it may be appropriate to give consideration to an even more ambitious approach to low carbon decentralised energy systems, renewables, and energy efficiency to help further reduce fossil fuel use. In some regards the Draft Core Strategy is more ambitious, highlighting the role that the city council can play and including proposals for a series of combined heat and power schemes linked to district heating networks. As noted above, the pattern of development and public transport investment would help to minimise fossil fuel use in the transport sector.

**11) To protect, enhance, and enable the appreciation of, the city's heritage**

Sustainability Objective 11) To protect, enhance, and enable the appreciation of, the city's heritage							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	+	Medium	Local	Medium	Scale of change could impact on city's overall historic character
2	+	+	+/0	Medium	Local	Medium	
3	+	+	+/0	Medium	Local	Medium	
4	+	+	+/0	Medium	Local	Medium	
Draft Core Strategy	+	+	+/0	Medium	Local	Medium	
No plan	0	+	+	Medium	Local	Medium	
Sustainability summary of the Draft Core Strategy	The scale of change in the city potentially places some pressures on the city's heritage, but significant features benefit from statutory or local protection designations. The extended guidance on heritage compared to Options 1-4 should deliver better outcomes for the historic environment, but Barton Aerodrome could be negatively affected under the Draft Core Strategy.						
Mitigation measures	A Heritage supplementary planning document could highlight the most important aspects of the city's heritage and provide further policy on how to protect and enhance it. Need to complete appraisals and management plans for all conservation areas Review whether further guidance is required once the urban historic landscape assessment has been completed Barton Aerodrome policy will require very careful implementation						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

3.93 The Issues and Options Report was relatively silent on heritage issues, stating that comprehensive policy guidance is not required given the level of detail in national guidance such as PPG15 and PPG16. The

Draft Core Strategy extends on this significantly, with more key heritage issues affecting the city being highlighted, relating to areas/assets such as Ordsall Hall and the Crescent as well as those previously mentioned such as the Bridgewater Canal and the Manchester, Bolton and Bury Canal. These proposals would assist in enabling the appreciation of the city's heritage, and in some cases specifically seek to enhance that heritage. However, there is a risk that additional visitor numbers could increase adverse pressures on the aforementioned heritage assets, and therefore the implementation of the Core Strategy would be very important.

- 3.94 In terms of design, the Draft Core Strategy echoes earlier options in requiring development to make a positive contribution to local character and distinctiveness, which would include responding to the city's heritage assets. Similarly, all the options seek to deliver a range of environmental improvements that would enhance the setting of heritage features, and the green infrastructure network would be expected to complement this.
- 3.95 The scale of redevelopment proposed could potentially result in the loss of heritage that is not specifically protected either statutorily or at the local level. For example, concerns have been expressed in other parts of the region regarding large-scale demolition of existing housing. The replacement of existing housing is identified in the Draft Core Strategy as one way of achieving improvements in the city's housing stock, and therefore there is the potential for an aspect of the city's heritage to be lost to some degree. However, the absence of any statutory or local designation would indicate that it would be of very limited heritage value, and the scale of demolition of older housing is not quantified under any of the options. In addition, the new structures at junction 12 of the M60 supported under Options 3 and 4 have been assessed by the Highways Agency as having the potential for a slightly adverse impact on heritage.
- 3.96 The scale of redevelopment also has the potential to affect the city's archaeology, both in terms of disturbing it but also uncovering it and enabling it to be recorded and appreciated. The degree to which the impact is positive or negative will largely depend on how PPG16 is utilised when determining individual planning applications and how conditions are used to control the implementation of development proposals, although the Draft Core Strategy provides more guidance on recording heritage assets that are to be altered, hidden or lost. The protective approach to the city's mosslands would assist in retaining any archaeological value that may remain in that area.
- 3.97 One specific heritage asset that could be negatively affected is Barton Aerodrome (now called City Airport Manchester). The aerodrome includes several listed buildings, as well as grass runways that are now relatively rare, and there have been suggestions that the whole site should be designated as a conservation area. The Draft Core Strategy encourages the provision of a hard surface runway, but it also

proposes that the city council will seek to designate the site as a conservation area, which should help to mitigate negative impacts on the heritage of the site. In comparison, Option 1 would take more of a preservation approach, whereas Options 3 and 4 would specifically encourage the provision of a hard surface runway and an increase in activity which could negatively impact on the site's heritage value without the mitigation offered by a conservation area designation.

**12) To maintain and enhance the quality and character of landscape and townscape**

Sustainability Objective 12) To maintain and enhance the quality and character of landscape and townscape							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	0	+	Low	Local	High	Potentially significant cumulative impact of many minor changes
2	0	+/0	+/-	Low	Local	High	
3	0	+/-	+/-	Low	Local	High	
4	0	+/-	+/-	Medium	Local	High	
Draft Core Strategy	0	+/-	+/-	Low	Local	High	
No plan	0	0	0	Low	Local	High	
Sustainability summary of the Draft Core Strategy	There are a range of measures in the Draft Core Strategy that would support improvements in landscape/townscape quality, but some individual proposals could have negative impacts on landscape. These impacts would be likely to be more significant under Option 4.						
Mitigation measures	Update the city's landscape character assessment and potentially combine with the historic urban landscape assessment once completed to inform a new supplementary planning document to provide more detailed guidance. Identify key landscapes for protection such as the Irwell Valley and Worsley Greenway Ensure careful design of greenfield development to minimise landscape impacts						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

*Positive transformation*

3.98 The scale of development proposed in the Draft Core Strategy offers the potential for a very significant positive contribution to be made to the city's townscape, particularly given the emphasis on comprehensive masterplanning of areas of major change, but there is the risk that it could result in a decline in quality if there are not strong controls through the development management process. To a large degree, the proposed approach is to rely on a combination of national guidance and the city council's Design Supplementary Planning Document. The Core Strategy would focus on providing an overarching framework that emphasises key principles such as the importance of new development making a positive contribution to local character and distinctiveness, and exhibiting architectural and landscape quality. These principles would be consistent with the achievement of this sustainability objective, and therefore overall there should be a positive

impact on townscape and landscape. This is broadly the same approach as was proposed by the original four options.

- 3.99 The Draft Core Strategy includes a challenging requirement for new development to score at least 16 against the Building for Life Questions, which was also the approach in Options 3 and 4. In addition, the Draft Core Strategy, as well as Options 2 and 4, specifically includes a restriction on the redevelopment of existing dwellings for higher density schemes within the city's mature suburbs, which would help to retain the distinctive character of such areas, although this does not apply to Broughton Park and Higher Broughton in the Draft Core Strategy.

#### *Streets and open spaces*

- 3.100 All of the options emphasise the importance of taking an integrated approach to the city's streetscene, for example in terms of street design, street furniture, signage, landscaping, surfaces, etc, and this would be expected to deliver overall improvements in the city's townscape. More specifically, the proposed transformation of Chapel Street and the Crescent into a grand boulevard could have a significant positive impact on the local townscape. The ambition to deliver a green infrastructure network would also be expected to improve townscape and landscape quality, and contributing to the character of neighbourhoods and providing an attractive setting for development are specifically identified as functions of that network.

#### *Infrastructure*

- 3.101 There are several proposals relating to flood risk alleviation that could impact on townscape and landscape, both positively and negatively. For example, the additional open spaces at Cambridge and Kersal Way could have a positive impact on local townscape, whereas the formation of second flood storage basin at Castle Irwell would be likely to lead to some reduction in landscape quality compared to the current situation due to a more 'engineered' appearance. The impacts would be similar for the Draft Core Strategy and the other options.
- 3.102 Some of the transport proposals in the Draft Core Strategy could also have adverse local impacts. In particular, the rail infrastructure proposed around the Ordsall Lane junction could have a significant impact given that it would at least in part be above ground level. In addition, the new structures around junction 12 of the M60 supported by Options 3 and 4 have been assessed by the Highways Agency as having a slightly adverse impact on landscape and townscape, and the A57-M62 link road proposed in Options 3 and 4 would be likely to have a similar negative impact.

#### *Landscape*

- 3.103 The overall approach in the Draft Core Strategy of directing development towards previously-developed land would assist in protecting the city's landscapes. There is a risk that it could result in the

loss of small sites within the urban area that some would consider make a positive contribution to townscape, but this would be expected to be compensated for by the establishment of a green infrastructure network resulting in a positive outcome overall. Some open land around Barton would be lost (for employment development) and some at Burgess Farm (for housing), and this would negatively affect the open landscape character of these areas of Salford although public views are relatively limited. However, Option 4 would have an even greater negative impact, with additional development in the Green Belt at Barton (for housing), as well as major residential development on other open land elsewhere in Salford West and additional transport infrastructure. This could have a very significant impact on the landscape character around the edges of the existing urban area, both in terms of Green Belt and other open spaces that are valued by local communities. Options 1 and 2, in contrast, would be expected to have comparatively little negative impact on Salford's landscape character.

- 3.104 The support for wind turbine development at Linnyslaw in the Draft Core Strategy would also impact on landscape character. The existing electricity transmission infrastructure at Linnyslaw means that the impact there would be relatively limited. In contrast, the flat and open character of Chat Moss means that wind turbines supported there under Options 3 and 4 would be prominent features in the landscape. Similarly, general support is offered under Options 3 and 4 for major visitor attractions in the northern part of Chat Moss, and these could have a negative landscape impact both in terms of appearance and tranquillity. In addition, the strategic park and ride proposal at Linnyslaw under all four original options (not specifically supported in the Draft Core Strategy) could also impact on the landscape, by creating a more urbanised appearance.
- 3.105 On the positive side, the establishment and protection of a biodiversity heartland in the Draft Core Strategy would assist in protecting and enhancing the distinctive landscape of Chat Moss. This protection would be even greater under Options 1 and 2, which both refer to protecting the atmosphere of tranquillity in part of this area (with the latter taking a stronger approach).
- 3.106 The Unitary Development Plan specifically protects the landscape value of the Worsley Greenway and the Irwell Valley. The Core Strategy does not explicitly identify these areas for landscape protection, but they would form part of the green infrastructure network that is a key component of the Draft Core Strategy ("integrated network of open space" in the other options). Consideration could be given to specifically identifying key elements of that open space network for protection, either in the Draft Core Strategy or a supplementary planning document.
- 3.107 At the micro level, the approach to design in the proposed development management policy requires incorporation of existing landscape features 'where they make a positive contribution to the local area.'

This is slightly stronger than the approach in the four original options which referred to new development responding to and incorporating existing landscape features, with the proviso 'where appropriate'.

**13) To protect and enhance amenity**

Sustainability Objective 13) To protect and enhance amenity							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	0	0	Medium	Local	Medium	Potentially significant cumulative impact of many minor changes
2	0	-	-	Medium	Local	Medium	
3	0	-	-	Medium	Local	Medium	
4	0	-	-	Medium	Local	Medium	
Draft Core Strategy	0	-	-	Medium	Local	Medium	
No plan	0	0	0	Medium	Local	Medium	
Sustainability summary of the Draft Core Strategy	A range of measures is proposed in the Draft Core Strategy for protecting and enhancing amenity. There is however the potential for individual proposals to harm amenity depending on how they are implemented.						
Mitigation measures	Stricter standards in relation to noise and hours for construction activity. Better provision of open spaces						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

3.108 The proposed development management policy specifically requires development to provide an acceptable level of amenity and privacy for the occupiers of new developments, taking into account the potential impacts of pollution and nuisance, as well as to not have an unacceptable impact on the amenity or privacy of existing or proposed developments. This takes forward the approach in the current Unitary Development Plan, and it would be expected that this should generally help to protect and enhance amenity, supported by more detailed guidance in supplementary planning documents. Specific proposals relating to open space, streetscene, green infrastructure etc, would be expected to further enhance amenity.

3.109 However, some of the transport proposals could potentially have noise impacts depending on how they are implemented, such as the increase of activity at City Airport Manchester, although there is a specific requirement that activity at the airport should be consistent with maintaining residential amenity, particularly in terms of noise levels. In terms of the M60 improvement proposals, the Highways Agency's appraisal concluded that there would actually be a reduction in the number of people annoyed by noise.

3.110 The Draft Core Strategy seeks to increase public access to Chat Moss, which could potentially affect its tranquillity given the additional human activity. This impact would be even more pronounced under Options 3 and 4 where major visitor attractions would be supported.

- 3.111 The scale of development/redevelopment within the urban area, particularly the Regional Centre and inner areas, would be expected to have some noise and amenity implications during the construction phase, and overall the increased level of activity could lead to more noise. The proposed green infrastructure network could play an important mitigation role in providing more tranquil areas, although their significant recreation function would limit this to some extent.
- 3.112 Information on providing appropriate separation distances between buildings would continue to be set out in other documents such as the House Extensions Supplementary Planning Document, which would be important for protecting amenity of residents across the city. Options 2 and 3 would take a more permissive approach to house extensions in the Broughton Park and Higher Broughton areas, which could result in lower levels of natural light and/or privacy for some neighbouring dwellings in those locations. This would not be the case under Options 1 or 4, which did not make any exception for these areas. The Draft Core Strategy stays silent on this issue, which it is proposed should instead be addressed through an update of the House Extensions Supplementary Planning Document.
- 3.113 The development management policy would require development not to have an unacceptable impact on the microclimate, helping to protect amenity in public spaces. The approach of delivering a green infrastructure network or integrated network of open space would help to provide relief from the higher temperatures anticipated to accompany climate change, and this is specifically identified in the Draft Core Strategy (as well as the other four options) as one of the functions of that network. There is also a reference to it providing meeting places and sitting areas, maximising the ability of people to take advantage of the open space network.

#### 14) *To reduce crime and the fear of crime*

Sustainability Objective 14) To reduce crime and the fear of crime							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	+	Medium	Local	Medium	Tackling deprivation (obj.15) will be a key influence
2	+	+	+	Medium	Local	Medium	
3	+	+	+	Medium	Local	Medium	
4	+	+	+	Medium	Local	Medium	
Draft Core Strategy	+	+	+	Medium	Local	Medium	
No plan	+	+	+	Medium	Local	Medium	
Sustainability summary of the Draft Core Strategy	The combination of proposals in the Draft Core Strategy would be expected to reduce crime and the fear of crime, particularly by supporting regeneration and reducing deprivation.						
Mitigation measures	Update the Design and Crime supplementary planning document.						
<b>Key for effects</b>							

++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain

3.114 The proposed development management policy includes a requirement for development to minimise crime, anti-social behaviour and the fear of crime, and support personal and property security. This takes forward part of UDP Policy DES10, which is supported by the Design and Crime Supplementary Planning Document.

3.115 The overall emphasis in the Draft Core Strategy on delivering the regeneration of deprived neighbourhoods, improving the economic prospects of the city, supporting improvements in education facilities, etc, would be expected to have a positive impact on this objective. More specifically, increasing the level of activity in areas such as the Regional Centre would be expected to increase natural surveillance, and therefore discourage crime and reduce the fear of crime. The Draft Core Strategy is expected to have a similar impact to the other four options on this objective.

**15) To maximise economic growth that can be sustained in the long-term**

Sustainability Objective 15) To maximise economic growth that can be sustained in the long-term							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	++	++	High	Sub-regional	Medium	Highly reliant on achievement of many other SA objectives to maximise positive impacts
2	+	++	++	High	Sub-regional	Medium	
3	+	++	++	High	Sub-regional	Medium	
4	+	++	++	High	Sub-regional	Medium	
Draft Core Strategy	+	++	++	High	Sub-regional	Medium	
No plan	0	+	+	Medium	City	Medium	
Sustainability summary of the Draft Core Strategy	There is a very strong emphasis on economic growth in all four options, with a slightly different balance between them but the common theme of major investment within the Regional Centre and MediaCityUK. Option 3 involves the greatest loss of existing employment areas. The Draft Core Strategy and Option 4 potentially offer the most potential to deliver long-term improvements in the economy in terms of investment in major new sites attractive to the market.						
Mitigation measures	More specific provision for new start up sites for small businesses Release of additional land for industry and warehousing development, although potentially significant environmental impacts Include additional measures for tackling negative externalities such as congestion						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

*Sub-regional growth*

3.116 The need to support the economic growth ambitions for the Manchester City Region is identified as one of the key challenges for the Core Strategy, and this is carried through into the spatial vision and strategic objectives of the document.

### *Service sector*

- 3.117 A range of proposals is included to help deliver this economic growth, with all of the options targeting key growth sectors in particular. The primary role of the Regional Centre within Salford is identified as being part of the sub-region's main economic driver. A very high level of office development is planned for within the Regional Centre, and the overall policy approach seeks to ensure that other uses, particularly housing, are complementary to achieving this rather than potentially reducing the availability of sites for employment development (with a similar approach in the existing Unitary Development Plan). This approach would be expected to support sub-regional economic growth.
- 3.118 A number of regionally and sub-regionally significant sites are identified to assist in delivering economic growth, some of which are within the Regional Centre. MediaCityUK is one of the key elements of the Draft Core Strategy, which would provide an internationally important employment area that would be expected to make a major contribution to economic growth. If all of these proposals could be delivered then the Core Strategy would be expected to have a very significant positive impact on this objective, particularly given the scale of the initiatives and the implementation mechanisms identified.

### *Economic diversity*

- 3.119 The Draft Core Strategy plans for changes in the structure of the economy, including a forecast reduction in demand for manufacturing floorspace, and this is reflected in proposals for releasing some existing employment areas for other uses, particularly housing. This approach is based on economic forecasts, but there is the risk that it could reduce the availability of cheaper accommodation, impacting in particular on business start-ups and existing occupiers in the identified areas. The risks to existing occupiers are mitigated in the Draft Core Strategy as it does not specifically name the employment areas that could be redeveloped. This approach is felt to maximise business retention and minimise relocation costs, as employment premises will generally not be redeveloped unless there is no current or likely future demand whereas specifying areas may encourage developers to force existing businesses out. Under Options 2, 3 and 4, a greater amount of employment land would be lost to other uses, with possible greater negative impacts on economic diversity as a result.
- 3.120 Under both the Draft Core Strategy and the other options, the remaining employment areas would be strongly protected, ensuring that there would be a range of employment sites across the city in terms of quality and potential use. However, overall it would be expected that there would be an increasing reliance on the service sector of the economy. There is the potential for this to make Salford's economy more at risk of any economic downturn, as there would be less diversity, but this to a large degree reflects the national position. The scale and location of proposals such as MediaCityUK and the

Regional Centre office market could be expected to be more competitive and therefore weather any downturns more effectively.

3.121 One of the reasons behind the proposed release of some of the existing employment areas for other uses is their limited attractiveness to the market for employment purposes. The Draft Core Strategy identifies the development of around 10 hectares of land for employment purposes at Little Hulton, as part of the much larger Cutacre site extending into Bolton, and also the release of around 40 hectares of Green Belt land at Barton for employment purposes, focusing particularly on logistics. As with the existing Barton strategic regional site, which is identified for a multi-modal freight interchange, these sites would be expected to be highly attractive to the market, and able to compete effectively with other sites in the region, enabling the city to attract development outside the service sector that would help to retain a more diverse economy. In particular, the Draft Core Strategy offers the opportunity to develop a major employment focus around Barton, which could compete effectively on a regional scale in a way in which other non-office employment areas in the city could not. In comparison, Option 1 does not support either the additional Barton or the Cutacre opportunity, and Option 2 only includes the Cutacre proposal. These options would therefore be expected to make a smaller positive contribution to economic growth when compared to the Draft Core Strategy.

#### *Investment and productivity*

3.122 This range of proposals would be expected to secure major levels of inward investment, supporting increases in economic productivity within the city. More generally, there is support for the upgrading of existing employment areas, to ensure that they remain competitive, and the approach to releasing some employment sites is based around ensuring that investment is targeted and the overall employment land portfolio can support productive and successful businesses.

#### *Complementary proposals*

3.123 Many of the other aspects of the Draft Core Strategy would support the city's economic growth, from delivering improved transport systems to enhancing the image of the city. For example, the scale of activity envisaged at City Airport Manchester could provide significant economic opportunities. The enabling approach which the Draft Core Strategy takes to delivering renewable and low carbon decentralised energy systems would be expected to enhance energy security, which could become increasingly important for businesses. It is expected that the proposals for improving public transport to key employment locations, complemented by targeted improvements to highway and rail infrastructure, should support economic growth both in terms of the movement of workers and freight. Whilst all of the strategic options would deliver some of these benefits, Options 3 and 4 and the Draft Core Strategy generally provide greater economic opportunities than

Options 1 and 2. However, congestion may still be a significant negative externality.

### *Housing offer*

3.124 Some of the research on behalf of the Northern Way has indicated that the economic growth of the North of the country could be held back by the quality of its housing and a similar message is also contained in the recent Manchester Independent Economic Review. In addition to sites within the urban area, the Draft Core Strategy proposes development of 21 hectares of land at Burgess Farm, Walkden for housing, thus expanding the range of housing which the city offers. In total, the Draft Core Strategy plans for an increase of 9,500 in Salford's stock of family-oriented dwellings, and it also proposes that at least 75% of houses should have a net internal floor area of 82 square metres or more and at least 3 bedrooms. This could help to improve Salford's overall housing offer thereby supporting its economic growth. The scale of greenfield development proposed under Option 4 would enable an even wider range of housing to be provided, including a significant amount of executive houses. Overall, a lower scale of housing development in the Draft Core Strategy could mean that the labour pool in close proximity to the major economic driver of the Regional Centre is smaller.

## **16) To enhance economic inclusion**

<b>Sustainability Objective 16) To enhance economic inclusion</b>							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	+	+	Low	Local	Medium	Complementary programmes essential, both at national and local levels
2	0	+	+	Low	Local	Medium	
3	0	+	+	Low	Local	Medium	
4	0	+	+	Low	Local	Medium	
Draft Core Strategy	0	+	++	Low	Local	Medium	
No plan	0	0	+	Low	Local	Medium	
Sustainability summary of the Draft Core Strategy	The overall approach of delivering more jobs, in the most accessible areas, and in growth sectors, should help to enhance economic inclusion in the long-term, provided that local residents have the skills and public transport available to access those jobs.						
Mitigation measures	Further strengthening of public transport links to employment sites from residential neighbourhoods. Consider some policy approach to local labour agreements to ensure that residents have access to new jobs provided in the city						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### *Accessing employment opportunities – skills*

3.125 This issue is discussed further in relation to the next sustainability objective (16 – to improve the city's knowledge base). However, it is notable that the focus of many of the key proposals in the Draft Core Strategy is on knowledge-based employment, given the contribution

this can make to economic growth and productivity, but the skill levels of the city's residents are relatively low and therefore there are issues of the accessibility of these jobs to local people. The protection of existing employment areas, the identification of key locations for industry and warehousing development, and the proposed scale of retail and tourism development in the Draft Core Strategy should help to ensure there is a wide range of jobs requiring varying skill levels, and overall the Draft Core Strategy performs better than Options 1-4 in this regard.

*Physical access to employment opportunities*

- 3.126 In order to take advantage of the city's economic potential, deliver employment areas of national significance that can increase the city's profile, and respond to market factors, there would be an increasing focus of employment opportunities within the Regional Centre and MediaCityUK. Complementary proposals to improve the public transport accessibility of these locations are included in the Core Strategy, and these will be vital to ensuring that residents across the city can physically access employment opportunities at a cost they can afford. The approach to permitting the redevelopment of some employment areas reflects the long-term prospects of those areas given the evolution of the national economy and their relative attractiveness to the market, but their loss would result in there being fewer employment opportunities within easy walking/cycling distance of many residents, which could potentially affect economic inclusion. However, the scale of this loss is less in the Draft Core Strategy than in Options 2-4, though slightly higher than Option 1. Although the Draft Core Strategy does not specify which employment areas could be lost, it does give a broad geographic distribution, which should help to ensure that all communities in the city are within a reasonable distance of local job opportunities.
- 3.127 The Draft Core Strategy supports the development of part of the Cutacre site for employment purposes, stretching into neighbouring authority areas, and this would significantly increase the number of easily accessible employment opportunities in an area of the city that has relatively high unemployment levels. Similarly, the multi-modal freight interchange at Barton and the additional economic development in the adjoining Green Belt, would provide new employment opportunities close to areas with above average unemployment. These would also help to offset the possible loss of some existing employment areas that are no longer attractive to businesses in nearby neighbourhoods. In comparison, Option 1 does not provide additional opportunities at Cutacre and neither Options 1 nor 2 provide for Green Belt release at Barton (though all five options propose the development of a multi-modal freight interchange).

*Other issues*

- 3.128 The targeting of growth sectors would be expected to help deliver employment opportunities that support higher incomes for local

residents, provided that they are able to access them. The significant overall increase in the number of jobs within the city would also be expected to help support increased economic activity levels, although enhancing skill levels is likely to be more important for this issue.

### 17) To improve the city's knowledge base

Sustainability Objective 17) To improve the city's knowledge base							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	+	+	Medium	City	Medium	Essential to delivering obj.15, which also links to health, crime, etc
2	0	+	+	Medium	City	Medium	
3	0	+	+	Medium	City	Medium	
4	0	+	+	Medium	City	Medium	
Draft Core Strategy	0	+	+	Medium	City	Medium	
No plan	0	0	+	Medium	City	Medium	
Sustainability summary of the Draft Core Strategy	An enabling approach is taken to improving the quality of all types of education facility across the city, with school uses effectively given a very high priority as a land use. The emphasis on the knowledge-based economy should support the achievement of this objective.						
Mitigation measures	Further promotion of links between knowledge-based employers in the city and education providers. Consider the use of planning obligations to secure training opportunities from new developments						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

#### Scope

3.129 It is acknowledged that there are limits to the influence that the Core Strategy can have on developing the city's knowledge base, and much will depend on other initiatives. However, it is important that the role of the Core Strategy is maximised as far as possible, particularly given the baseline information on skill levels and the impact this has on economic inclusion as discussed above. The impacts of the Draft Core Strategy are expected to be broadly similar to those of the original four options, although the inclusion of a requirement for sites to be provided for primary schools if required as part of very large residential developments should further assist in ensuring good education facilities across the city.

#### Education facilities

3.130 The Draft Core Strategy gives strong support for the provision of new and improved schools through the Building Schools for the Future and Primary Capital programmes, and this is effectively given priority over other issues in terms of site identification and the redevelopment of existing education sites where required. The specifics in terms of the distribution and location of school sites is left to the programmes themselves.

3.131 The continued enhancement of facilities for the university is supported, with the Core Strategy seeking to enable the provision of a new campus at Salford Quays/MediaCityUK, and there is an emphasis on maximising the benefits and opportunities of the university in relation to the Regional Centre's role as the sub-region's main economic driver. Support is also given to the enhancement of college provision within the city.

*Training opportunities*

3.132 The Unitary Development Plan includes one reference to using planning obligations to secure local labour contracts and training opportunities (Policy ST3), and this is expanded on in the Planning Obligations Supplementary Planning Document. There may be potential to pick up this issue through the Core Strategy, although care would need to be taken to comply with national guidance and legal requirements.

3.133 The overall emphasis on developing a knowledge-based economy should assist in improving the city's knowledge base, both by attracting new residents who are employed in the knowledge-based sectors and providing training opportunities associated with the new jobs that are created.

**18) To ensure that everyone has access to a good home that meets their needs**

Sustainability Objective 18) To ensure that everyone has access to a good home that meets their needs							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	+	+	++	High	City	Medium	Need to ensure synergy with approach in neighbouring areas and rest of NW
2	+	++	++	High	City	Medium	
3	+	++	++	High	City	Medium	
4	+	++	++	High	City	Medium	
Draft Core Strategy	+	+	++	High	City	Medium	
No plan	+	+	+	High	City	Medium	
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy would significantly increase the supply of new housing, with proposals seeking to ensure that a diverse range of dwellings are available to meet a wide variety of needs, with the approach varying to reflect the function/needs of the area involved.						
Mitigation measures	Potential to provide more area-specific guidance in a supplementary planning document to augment the Core Strategy framework.						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

*Overview*

3.134 The provision of additional housing is one of the key elements of the Core Strategy, with the Draft Core Strategy seeking to deliver 33,750 dwellings (net) over the period 2007-2027. This represents a significant

increase in the city's housing supply. This would assist in meeting the sub-region's housing needs, supporting the Government's target to significantly increase housing delivery across the country to help address housing need and affordability issues, and therefore would assist in the achievement of this sustainability objective. As with many other aspects of the Core Strategy, there is a reliance on the private sector for delivering the new dwellings, and therefore the certainty of any beneficial impacts is reliant on a range of factors, including an improvement in current market conditions. The original four options would perform even more strongly against this objective, as they seek to deliver an additional 38,600 dwellings over the Core Strategy period, although the lower figure of 33,750 dwellings is more than enough to meet the needs of household growth generated within Salford itself.

- 3.135 More specifically, all the options include a range of measures that seek to ensure that the full range of housing needs can be met, although there are some differences between them. These measures relate not only to new dwellings, but also to the improvement of existing dwellings so that they can more effectively meet housing needs.

*Type/size*

- 3.136 The Draft Core Strategy includes a proposed policy approach that would require a minimum proportion of new dwellings to be 'family-oriented', given the current dominance of apartment accommodation in the supply of new dwellings and planning permissions. Given that apartment accommodation will only be suitable/attractive to certain households, securing a better mix of new dwellings should assist in enabling more households to meet their needs within the city. There is no minimum requirement for family dwellings in large parts of the Regional Centre. This reflects the objective of maximising densities in that location, so it may not be possible for all households who would like to live in that part of the city to meet their housing needs there. In comparison, Option 1 requires 10% of dwellings in the Regional Centre to be family-oriented, and for Options 2, 3 and 4 the figure is 20%.
- 3.137 In terms of the total additional dwellings proposed, the Draft Core Strategy proposes that 71% of additional dwellings will be apartments. The degree to which this housing mix will effectively meet housing needs depends on the type of new households that are created or migrate to the city. All things being equal, the provision of more family houses would provide dwellings that could accommodate a wider variety of households when compared to apartments, but the provision of more apartments could potentially be more effective at increasing the number of open market dwellings that are affordable. In comparison, Option 1 would result in about 75% of new dwellings being apartments, whereas Options 3 and 4 would result in a lower proportion of apartments. The release of significant areas of greenfield land in the west of the city under Option 4 provides more opportunities for larger family/executive housing. However, apartments would still account for more than half of new homes in all options.

3.138 The Draft Core Strategy also proposes minimum floorspaces for a certain proportion of dwellings. In addition, the Draft Core Strategy requires at least 25% of new dwellings in the Broughton Park and Higher Broughton area should have 5 or more bedrooms wherever practicable, which would assist in meeting housing needs in those areas. It also proposes taking a more permissive approach to large house extensions in those areas, given the larger average household size there, helping to more effectively meet the needs of the local community. Options 3 and 4 include stricter minimum floorspace standards for apartments and would therefore be expected to have a more positive impact against this objective. However, the Draft Core Strategy has a strong emphasis on delivering adaptable dwellings.

3.139 The Draft Core Strategy takes a strong approach to protecting existing houses from changes of use and redevelopment, except in Broughton Park and Higher Broughton where redevelopments that would provide more large houses would be supported, helping to meet the specific housing needs of the local community.

#### *Specific housing needs*

3.140 The Draft Core Strategy does not include a specific proposal for a retirement village due to insufficient evidence of need. The number of additional pitches required for gypsies and travellers, and the number of additional plots required for travelling showpeople, have been omitted pending agreement through the partial review of the Regional Spatial Strategy, and site selection would be left to the Allocations DPD.

3.141 The Draft Core Strategy requires a proportion of new dwellings to be built to wheelchair standard. This would significantly increase the supply of highly adaptable dwellings, but it would not guarantee that those dwellings would be occupied by households in need of them. This is the same as the approach in Options 3 and 4. The requirement was lower in Option 2, and Option 1 did not include any requirement.

#### *Affordability*

3.142 The significant increase in the supply of new dwellings within the city would be expected to contribute to improved affordability in accordance with the Government's stated approach. In addition, the Draft Core Strategy seeks provision of affordable housing on developments of 15 dwellings or more, with the proportion sought varying from 10-25%, depending on the area of the city. The original four options set standard affordable housing requirements, increasing from 20% in Option 1 to 25% in Option 2 and 30% in Options 3 and 4. There would also be a lower threshold for the application of the affordable housing requirement in Options 3 and 4. Therefore, these two options would be expected to achieve the most in terms of meeting housing needs, although this would be dependent on viability issues. The Draft Core Strategy policy is based on a viability assessment and is therefore considered to be a more realistic approach, and in practice should help to deliver as many if not more affordable dwellings as Options 1-4.

## 19) To improve accessibility to facilities and opportunities

Sustainability Objective 19) To improve accessibility to facilities and opportunities							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	+	+	Medium	Local	Medium	Cumulative impact of individual decisions key to addressing congestion
2	0	+	+	Medium	Local	Medium	
3	0	+	++	Medium	Local	Medium	
4	0	+	+	Medium	Local	Medium	
Draft Core Strategy	0	+	+	Medium	Local	Medium	
No plan	0	0	0	Medium	Local	Medium	
Sustainability summary of the Draft Core Strategy	Overall, the pattern of development in the Draft Core Strategy should help to maximise accessibility, supported by a range of transport measures. The hierarchy of centres would be protected and improved. There is an emphasis on the co-location of new facilities, but this could be accompanied by fewer facilities overall although of a higher quality. Options 3 and 4 include a greater number of new centres, although in Option 4 there is also significantly more development around the periphery.						
Mitigation measures	Tougher accessibility standards (for the limited services which the council can control) Even better investment in public transport. Specific proposals for improvements in electronic communications Specific, strong approach on travel plans to help reduce congestion						
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain							

### Objectives

3.143 One of the strategic objectives of the Draft Core Strategy takes a comprehensive approach to seeking to improve accessibility to a range of facilities and opportunities. This is a stronger approach than was included in the Issues and Options Report.

### Centres

3.144 The Draft Core Strategy continues the protection of the existing hierarchy of centres identified in the Unitary Development Plan, but it also identifies measures for improving them, for example through coordinated masterplanning of the town centres and the provision of additional retail floorspace. This would help to maintain and improve accessibility to shops and other services. This is a similar approach to the four original options.

3.145 This would be further enhanced in the Draft Core Strategy by the identification of additional centres, all of which would be in accessible locations and reflect areas of deficiency and/or major population growth. Options 1 to 4 also identify additional centres, with the proposals varying between the options, depending mainly on the location of new residential development (and therefore they would be expected to be accessible to their intended catchments). Options 3 and 4 would be expected to improve overall access to the greatest degree given they involve the broadest distribution of new centres, although

this could divert trade away from existing centres and therefore may be less sustainable overall.

#### *Co-location and changing geography of provision*

3.146 There is also an emphasis on the clustering and co-location of facilities where they cannot be provided within existing or proposed centres to promote accessibility and linked trips, which is broader than simply town centre uses and includes health centres for example. This would be expected to support this sustainability objective, but the clustering of facilities may come as a result of major capital programmes relating to health facilities, schools, etc, that reduce the total number of facilities in the city. This could mean that some residents need to travel further and for longer in order to access certain facilities, although those facilities would be expected to be of a higher quality and there would be more opportunities to link trips to other facilities at the same time. Therefore, the impacts would be generally positive, but with the potential for some negative aspects. The provision and geography of facilities is heavily reliant on the decisions of individual organisations, and therefore the certainty of accessibility impacts is only moderate.

#### *Transport*

3.147 The Draft Core Strategy includes a broad range of proposals aimed at improving movement into, across and out of the city, including new/improved highways, rail investment, Metrolink expansion, bus improvements, and enhancements to the cycling and pedestrian route networks. These would therefore be expected to significantly improve accessibility within the city, all other things being equal. However, the scale of development proposed in the city could lead to additional traffic congestion if not appropriately controlled. In addition, the four original options all included the proposed use of personal travel plans, which would be expected to increase the ability of people to maximise their personal accessibility by increasing knowledge of their transport options. This proposal has not been carried through into the Draft Core Strategy, because there is sufficient guidance for transport assessments and travel plans at the national level, and it was considered that such issues are best judged on a scheme by scheme basis to ensure that the most effective measures are taken on individual developments to reduce additional traffic.

#### *Location of development*

3.148 The overall strategy in the Draft Core Strategy of locating high density development in the most accessible locations, especially within the Regional Centre, would be expected to help maximise the number of people with good access to facilities and opportunities. In particular, the mixed-use approach in the Regional Centre would allow people to live very close to employment opportunities, shops and leisure facilities. However, by permitting the redevelopment of existing employment areas, the number of employment opportunities close to residential areas outside the Regional Centre could be reduced. This potential

negative impact would be greater in Options 2, 3 and 4 than in the Draft Core Strategy. Delivering improvements in public transport access to key employment locations would therefore be essential.

3.149 In comparison, the scale of development in the most accessible locations would be lower in Option 4, which would also see major greenfield housing development in less accessible locations around the edge of the urban area in Salford West. The requirement for major investment in public transport would help to mitigate this, but the overall distribution of development in the Draft Core Strategy and Options 1-3 would be expected to be more beneficial in terms of access to facilities and opportunities.

#### *Technology*

3.150 Access to opportunities and services is increasingly via electronic means such as the Internet. There is little consideration of this issue at present, and there may be potential to include some requirement for high quality cable networks to be installed as part of major new developments, to ensure that the city can be at the forefront of technology and its associated accessibility benefits.

#### *Recreation facilities*

3.151 The Draft Core Strategy includes a comprehensive set of standards for access to a wide range of recreation facilities, including greenspace. Both the Draft Core Strategy and the original options take forward and expand on the approach in the existing Unitary Development Plan and Greenspace Strategy Supplementary Planning Document. These standards would be expected to help increase the number and proportion of households able to access high quality recreation facilities.

## **20) To improve community cohesion**

<b>Sustainability Objective 20) To improve community cohesion</b>							
Option	Timescale			Nature of effect			
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic
1	0	+	+	Low	Local	Medium	Strong synergy with other objectives that enhance opportunity
2	0	+	+/-	Low	Local	Medium	
3	0	+	+/-	Low	Local	Medium	
4	0	+	0	Low	Local	Medium	
Draft Core Strategy	0	+	+/-	Low	Local	Medium	
No plan	0	0	0	Low	Local	Medium	
Sustainability summary of the Draft Core Strategy	The Draft Core Strategy seeks to deliver a more cohesive set of communities, and indeed takes the perhaps unusual approach of identifying equality as an important criterion for determining planning applications. However, much depends on the implementation of proposals. The more permissive approach to house extensions in part of the city could be seen as potentially both a positive and a negative influence on cohesion.						
Mitigation measures	Potential to provide more guidance in a supplementary planning document on how to						

	implement the development management criteria on social inclusion Important to carefully consider how communities are involved as individual proposals are brought forward
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; -- major negative; ? uncertain	

### *Local identity*

3.152 The Draft Core Strategy emphasises the importance of the design of new development making a positive contribution to local character and distinctiveness, which should assist in helping to promote a shared local identity. The issues discussed below in regard to improving the image of the city could also help to promote local pride and therefore community cohesion. This emphasis is common to all the options. However, the scale of greenfield housing development proposed in Option 4 could negatively affect local identity in parts of Salford West, given the contribution that the open spaces that would be lost make to this.

### *Regeneration and housing*

3.153 The overall emphasis on delivering regeneration offers the potential to enhance community cohesion, although much depends on how such schemes are implemented and the processes followed, particularly in ensuring that existing and new communities are integrated. The emphasis on delivering a mix of housing in new developments, both in terms of type and affordability, should assist in this. The co-location and clustering of facilities could also help, by enabling communities to mix together more easily. Major visitor attractions (discussed under the next objective) and new/improved public spaces could also assist, with the green infrastructure network providing more opportunities for communities to meet and interact.

3.154 Options 2 and 3 proposed taking a more permissive approach to large house extensions in Broughton Park and Higher Broughton. This could be seen as promoting equality by enabling larger households to more satisfactorily meet their housing needs, but it could also be interpreted as larger households being given preferential treatment potentially at the expense of the quality of the townscape and the amenity of neighbours, which could work against community cohesion. The Draft Core Strategy stays silent on this issue, which it is proposed should instead be addressed through an update of the House Extensions Supplementary Planning Document.

3.155 The Draft Core Strategy seeks to control the conversion of existing dwellings to occupation by more than a single household or to non-residential uses. This could help to minimise the tensions that can result from an over-concentration of such developments/uses in a single area. The Draft Core Strategy takes a particularly firm approach in relation to the redevelopment of houses and gardens, except in Broughton Park and Higher Broughton, and also in relation to conversion to apartments. In comparison, Options 1 and 2 took a stricter approach to conversion to non-residential uses.

*Development management*

3.156 The proposed development management policy specifically requires new development to promote equality, including in terms of race, gender, disability, sexual orientation, religion/belief and age, and this should assist in enhancing community cohesion by minimising the potential for exclusion.

**21) To increase involvement in decision-making**

3.157 The Core Strategy’s ability to directly affect involvement in decision-making is limited. The process which the Core Strategy follows is very relevant, however this makes it difficult to distinguish between the different options in this regard and therefore there is no matrix. The city council’s adopted Statement of Community Involvement sets out consultation requirements for the production of planning documents and the determination of planning applications. The consultation so far has included the delivery of leaflets to every household in the city, drop in sessions at libraries and leisure centres and a competition on the social networking site “Facebook”, as well as more formal public meetings. Comments received through these methods were taken into account during the formation of the Draft Core Strategy.

3.158 In terms of the content of the Draft Core Strategy, there will be some indirect effects through, for example, impacts on community cohesion (objective 20) and access to facilities (objective 19), which affect people’s ability to participate in local democracy. Public participation in individual projects and planning applications is also very important, but again this dealt with in the Statement of Community Involvement and is not appropriate for inclusion in the Core Strategy.

**22) To improve perceptions of the city**

Sustainability Objective 22) To improve perceptions of the city							
Option	Timescale			Nature of effect			Secondary, cumulative, synergistic
	0-3 years	3-10 years	10+ years	Certainty	Scale	Permanence	
1	+	+	++	Low	City	Low	Strong synergy with economic growth and community cohesion
2	+	+	++	Low	City	Low	
3	+	+	++	Low	City	Low	
4	+	+	++	Low	City	Low	
Draft Core Strategy	+	+	++	Low	City	Low	
No plan	0	+	+	Low	City	Low	
Sustainability summary of the Draft Core Strategy	The scale of investment, regeneration activity and visitor attractions proposed in the Draft Core Strategy would be expected to support major improvements in the image of the city, although the range of factors influencing image mean that any impacts are difficult to predict and could change very quickly through a single event or scheme (positively or negatively).						
Mitigation	Green infrastructure (and publicity for it) to compensate for loss of greenfield land						

measures	Make more of the city's 'blue infrastructure' More detailed guidance in a supplementary planning document on implementation of the green infrastructure network Identify additional 'iconic' projects that could improve the city's image
<b>Key for effects</b> ++ major positive; + minor positive; 0 neutral; - minor negative; - - major negative; ? uncertain	

### *Vision and overall strategy*

3.159 The proposed spatial vision for the Core Strategy is focused around enhancing the attractiveness of the city for residents, businesses, visitors and investors, and therefore this sustainability objective is at the heart of its approach. Indeed, having a positive and effective Core Strategy could in itself be seen to assist in promoting a good image for the city, by demonstrating the commitment of the city council and its partners to delivering a successful and sustainable Salford.

3.160 Major proposals such as the continued expansion of the Regional Centre and the development of an internationally important MediaCityUK would be anticipated to create positive publicity for the city. Delivering major regeneration projects and improving areas that have suffered from underinvestment in the past would also assist, as would the focus on redeveloping vacant and underused land that can detract from the appearance of the city.

3.161 The proposal in the Draft Core Strategy to release greenfield land at Walkden for "very high quality" housing could also have a positive impact on the city's image. Arguably, the opportunities in Option 4 for additional executive housing in Salford West could be seen as having a more positive impact on the city's image, particularly given the requirement for any such developments to be zero carbon, but the significant loss of greenfield land required to deliver that housing could equally have a negative impact both on the image of the city as a whole and the particular neighbourhoods where development would take place. The Draft Core Strategy presents a more balanced approach than Option 4, allowing some greenfield housing development but leaving the most sensitive areas undeveloped so that neither the positive nor negative impacts dominate.

### *Increasing visitor numbers*

3.162 The Draft Core Strategy includes a number of proposals aimed at increasing visitor numbers, including the provision of facilities within the Regional Centre (particularly Irwell City Park and expanding the role of Salford Quays as a major visitor attraction), the improvement of the Bridgewater Canal and associated heritage assets and their sensitive exploitation for tourism purposes, the (partial) restoration of the Manchester, Bolton and Bury Canal, the development of a major new sports stadium, and the provision of a wide range of strategic recreation facilities. These would all be expected to create a positive image for the city, and are common to all the proposed options.

### *Implementation*

- 3.163 However, much will depend on the implementation of the proposals, for example in terms of the design quality of new development, the provision of high quality open spaces and facilities, and the support of existing communities for new developments. There are therefore strong links to sustainability objective 12 on townscape and landscape.
- 3.164 The delivery of other sustainability objectives also has the potential to improve the image of the city, for example in terms of improving air quality so as to reduce the proportion of the city covered by an air quality management area, tackling traffic congestion that may be many people's only experience of Salford as they travel through the city, and ensuring that negative publicity is avoided for example in terms of the impact of any flood events or the incidence of crime. There are therefore important synergies with many of the other sustainability objectives.

#### *Certainty*

- 3.165 Image is perhaps one of the most difficult issues for the Core Strategy to control, as it can be significantly affected by relatively minor factors, particularly through media coverage. It is also reliant on the image of the sub-region and region more generally. Therefore, the certainty and permanence of any impacts are low.

#### ***Summary of sustainability impacts***

- 3.166 The Draft Core Strategy has evolved from the original options following public consultation, and they all share the same spatial vision. Consequently there are many similarities between the Draft Core Strategy and parts of the other four options, although there are also some marked differences (such as the number of additional dwellings).
- 3.167 As a result, the summary scores in the table below quite often show little or no differences between the different options, although the text above does highlight subtle differences that are important in terms of the sustainability performance of each approach. However, in most cases these differences are often not enough to change the overall impact of the option from being minor to major, whether it be a positive or a negative impact.
- 3.168 Overall, the Draft Core Strategy appears to strike a balance between the various issues that were identified in the sustainability appraisal of the original four options. Although some of the options may perform slightly better on a small number of sustainability objectives, the Draft Core Strategy generally balances the various economic, social and environmental considerations more effectively. This could be seen as problematic if it is considered that particular sustainability objectives need to be prioritised, potentially at the expense of other objectives, but would generally seem to be more consistent with the concept of 'sustainable development'.

Objective	Option 1	Option 2	Option 3	Option 4	Draft Core Strategy	No plan
1) To secure a self-sustaining and balanced population sufficient to support a full range of local services	+	+	++	++	+	+
2) To improve physical and mental health	+	+	+	+	+	0
3) To protect, enhance and restore biodiversity resources	+	++	+	0/-	+	+
4) To protect and improve soil and land resources	-	-	-	--	-	-
5) To protect, enhance and restore geological resources	+	+	+	+	+	+
6) To protect and enhance water resources	0/+	0/+	0/+	0/+	0/+	0
7) To minimise the risk and impacts of flooding	+	+	+	+	+	+
8) To improve air quality	-	-	--	--	--	-
9) To minimise contributions to climate change	-	-	-	-	-	--
10) To minimise the use of non-renewable resources	--	--	--	--	--	-
11) To protect, enhance, and enable the appreciation of, the city's heritage	+	+/0	+/0	+/0	+/0	+
12) To maintain and enhance the quality and character of landscape and townscape	+	+/-	+/-	+/--	+/-	0
13) To protect and enhance amenity	0	-	-	-	-	0
14) To reduce crime and the fear of crime	+	+	+	+	+	+
15) To maximise economic growth that can be sustained in the long-term	++	++	++	++	++	+
16) To enhance economic inclusion	+	+	+	+	++	+
17) To improve the city's knowledge base	+	+	+	+	+	+
18) To ensure that everyone has access to a good home that meets their needs	++	++	++	++	++	+
19) To improve accessibility to facilities and opportunities	+	+	++	+	+	0
20) To improve community cohesion	+	+/-	+/-	0	+/-	0
21) To increase involvement in decision-making	0	0	0	0	0	0

Objective	Option 1	Option 2	Option 3	Option 4	Draft Core Strategy	No plan
22) To improve perceptions of the city	++	++	++	++	++	+

N.B. The impact scores in this table are the long-term (10+ years) impact scores from the individual sustainability objective tables above.

3.169 There are essentially two main aspects of the sustainability of the different options, namely the spatial strategy and the policy approach on individual issues.

3.170 In terms of the spatial strategy, the overall approach of directing a large amount of development towards Salford to help meet the region's housing and employment needs, particularly to the Regional Centre and the surrounding inner area, supports a number of sustainability objectives. Despite the lower housing numbers in the Draft Core Strategy, the spatial strategy still represents a very significant amount of development for Salford. As noted above, this approach sometimes means that the performance of Salford itself appears to suffer, for example in terms of the total greenhouse gas emissions produced in the city, but it helps to reduce the overall impacts of that scale of development compared with any alternative options that would see it located outside the core of the Manchester City Region, for example by reducing the need to travel and maximising accessibility.

3.171 The focus on redeveloping previously-developed land within the urban area also helps to reduce pressure on environmental capital such as soil resources and landscape quality. Care will need to be taken to ensure that it does not negatively impact on other sustainability issues, such as biodiversity, townscape quality, air quality and amenity, particularly in the context of a changing climate, although it should generally be possible to ensure this through careful implementation.

3.172 The Draft Core Strategy does include some greenfield release for housing and Green Belt release for employment development, which enables some economic and social objectives to be more effectively met but potentially at the expense of some of the environmental objectives. However, the scale of this is relatively limited, particularly compared to Option 4, reflecting the balanced approach taken in the Draft Core Strategy.

3.173 In terms of the policy approach on individual issues, the Draft Core Strategy includes a range of measures that seek to support many of the sustainability objectives, with the nature or degree of requirement differing in some cases. It is in relation to such issues that the main opportunities for further mitigation have been identified through the appraisal process. Inevitably there is an issue of balance, and given that private sector investment is one of the main methods of implementing the Core Strategy this is related to the issue of financial viability.

- 3.174 For example, the Core Strategy could potentially take a stronger approach to securing renewable energy in new developments, delivering higher standards of energy efficiency, minimising water requirements, requiring greater use of recycled construction materials, securing more open space and tree planting as part of new developments, and further increasing the space standards for new dwellings, which could enhance the positive impact in terms of some of the sustainability objectives. There is a risk that further increasing such requirements could reduce the financial viability of development to the extent that some schemes do not proceed and this has strongly influenced the approach to affordable housing in particular. This would mean not only that some of these positive impacts would not be realised but also would reduce other positive impacts for example in terms of maximising economic growth, improving the accessibility of facilities, and ensuring that everyone has access to a good home that meets their needs. Equally, the absence of such requirements could discourage investment if, for example, climate change results in the city having a stressful living and working environment due to an absence of appropriate adaptation. Consequently, care needs to be taken in identifying and incorporating any further mitigation measures.
- 3.175 In terms of the overall impact of the Draft Core Strategy and each of the four original options, the scale and location of development proposed together with the associated policy approach generally results in a strong positive impact on economic issues, a moderate positive impact on social issues, and a mixed impact on environmental issues that includes several negative cumulative effects. It is therefore in relation to these environmental issues that it may be appropriate to focus any additional mitigation measures.
- 3.176 The Draft Core Strategy includes a number of aspects of Options 3 and 4 (such as Green Belt and greenfield release) which have been identified as requiring mitigation. It will be important, therefore, that some mitigation measures are taken forward in the refinement and implementation of the Core Strategy.

## ANNEX A: SUSTAINABILITY MATRIX FOR GREENFIELD AND GREEN BELT HOUSING SITES

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
1) To secure a self-sustaining and balanced population sufficient to support a full range of local services	What is the impact on the overall distribution of dwellings across the city?	Provides a more even distribution of new housing across Salford West	Provides a more even distribution of new housing across Salford West	Provides a more even distribution of new housing across Salford West	Walkden and Little Hulton would be quite high relative to other parts of Salford West	Provides a more even distribution of new housing across Salford West	Irlam and Cadishead would be very high relative to other parts of Salford West	Irlam and Cadishead would be average for Salford West
	Would it lead to an unbalanced mix of dwellings in that particular location?	Would exacerbate the dominance of larger, owner-occupied housing	Would exacerbate the dominance of larger, owner-occupied housing	Would increase the general dominance of larger, owner-occupied housing	Supports a good mix across Walkden and Little Hulton, but increases the north-south split in the area	Would exacerbate the dominance of larger, owner-occupied housing	Supports a good mix both within this part of Irlam and the wider Irlam and Cadishead area as a whole	Supports a good mix across Irlam and Cadishead
	Would it support the retention/ expansion of facilities in a part of the city that is currently underserved or at risk of decline?	Limited impact	Possibly could support a few more local facilities in the heart of Worsley Village	Could help to support the vitality and viability of Boothstown Local Centre	Quite well-related to Walkden Town Centre, so could support its vitality and viability	Limited impact	Could help to increase the potential for developing a district centre in Irlam, benefiting the wider area	Could help to support the vitality and viability of the existing local centres in Irlam (not of sufficient scale to support a district centre)
2) To improve physical and mental health	Would it provide a high quality neighbourhood	100% of area within the AQMA	Small part of area within the AQMA	Outside AQMA	Outside AQMA	About half of developable area within the AQMA	About one quarter of area within the AQMA	About half of developable area within the AQMA

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
	that would support good mental and physical health?							
	Would it be located so as to encourage walking and cycling?	Performs moderately overall on accession analysis; limited facilities within walking distance; close to national cycling network route; very limited bus services nearby, 500m+ to moderate/good level on Worsley Brow; 800m+ to Walkden Road stop of Leigh Guided Busway	Performs moderately overall on accession analysis; limited facilities within walking distance; very close to national cycling network route; limited/moderate bus service on A572, but not immediately outside sites	Performs poorly overall on accession analysis; Boothstown Local Centre relatively close; 500m+ to traffic free cycle route along A580; about 500m from moderate/good bus service along A572	Performs well overall on accession analysis; Reasonably well related to Walkden Town Centre, rail station and Harrop Fold high school; reasonably close to national cycling network route; very limited bus services nearby, 500m+ to moderate/good level on Madams Wood Road; 600m+ to proposed Leigh Guided Busway stop at	Performs moderately overall on accession analysis; close to traffic free cycle route along A580; 300m+ to moderate bus services on A572; 500m+ to proposed Leigh Guided Busway on A580	S part of site has good accession performance, but poor overall because of size and distance from N end to A57; traffic free cycle route along A57; moderate bus service on A57	Performs quite poorly overall on accession analysis; on road cycle route a reasonable distance away on B5320; walking distance to limited bus service on Cutnook Lane

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
					Newearth Rd			
	Would it encourage recreation activity?	Loopline to N; greenspace network flows in and around the site	Loopline to E; potential to improve land to S for recreation?	Major recreation site to E; canal to S	Loopline to E; potential to improve land to S and W for recreation use	Potential to integrate good open space in development	Would result in loss of golf course; potential for good on site provision; proposed green access corridor runs through site	Very limited facilities nearby
3) To protect, enhance and restore biodiversity resources	Would development directly affect any habitats? (note = BAP references relate to semi-improved neutral grassland, but BAP is actually unimproved neutral grassland and it is not a GM priority)	SBI between the two parts of the site; Habitat Survey = broadleaved woodland (SBI), water, semi-improved neutral grassland, and arable. Around half of site identified as BAP habitat	SBI to N of site; Habitat Survey = improved grassland	Habitat Survey = semi-improved grassland, tall ruderal herb/fern, with some scrub	SBI to S and W of site; Habitat Survey = improved grassland	SBI on W part of site; Habitat Survey = broadleaved woodland (SBI), water, semi-improved grassland, semi-improved neutral grassland, and dense scrub. Part of site identified as BAP habitat	Habitat survey = primarily amenity grassland (golf course), scattered trees/ woodland with some arable, semi-improved neutral grassland, and tree cover. Small part identified as BAP habitat	Habitat survey = primarily arable and semi-improved grassland, tall ruderal herb/fern, with some scrub
	Would development lead to the fragmentation of habitats	Would separate two parts of an SBI (area currently used as	No significant fragmentation	No significant fragmentation	No significant fragmentation	Currently a patchwork of habitats, so could be some fragmentation	Could be some fragmentation if movement of species between areas	No significant fragmentation

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
	and/or links between them?	farmland)					of tree cover	
4) To protect and improve soil and land resources	Would it result in the loss of high grade agricultural land?	Grade 3 (from landscape assessment)	Grade 3 (from landscape assessment)	Grade 3 (from landscape assessment)	W half = 3b; rest unclassified	Grade 3 (from landscape assessment)	Around half = 1 and 2; rest 3b, 4 or unclassified	Part is Grade 1; most is Other or unclassified
5) To protect, enhance and restore geological resources	Would it protect notable geological and geomorphological resources?	No known notable resources would be affected	No known notable resources would be affected	No known notable resources would be affected	No known notable resources would be affected	No known notable resources would be affected	No known notable resources would be affected	No known notable resources would be affected
6) To protect and enhance water resources	Would it be likely to affect the quality of nearby waterways or groundwater?	Kempnough Brook runs through centre of area. Development likely to be well away from it because of SBI/woodland. N half sinks into brook	Sindsley Brook runs along S edge of area. Some flood risk associated with it, so possible pollution issues	Drain and canal along S edge	Drains along W and E edge	Minor watercourse in SBI in W of area? Spring dam in N part of area	A few drains within area	Drain along N edge of middle SHLAA site
7) To minimise the risk and impacts of flooding	Would it be within a flood risk area?	No	Small part (8%) of area in flood zone 2	Below level of Bridgewater Canal so would be severely affected by a breach	No	No	No	No
8) To improve	Would it impact	Already in	Could increase	Unlikely to	Unlikely to	Could increase	Could increase	Could increase

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
air quality	on the levels of air pollution, particularly if levels are already high?	AQMA, and limited public transport accessibility could exacerbate this	size of AQMA around Worsley Road, which is currently limited	present problems for immediate area	present problems for immediate area	size of AQMA associated with M60 and A580	size of AQMA around A57, which is currently very narrow	size of AQMA associated with M62
9) To minimise contributions to climate change	Would it be likely to increase or decrease car use?	Limited public transport provision, and unlikely to support significant improvements, so potentially heavily car reliant	Some potential to support improved bus services along A572, but probably limited, so potentially car reliant	Significant distance from public transport services, so likely to be heavily car reliant (HA data suggests local area already is)	Performs well overall on the Accession analysis. However, it is not immediately adjacent to good public transport services, and so could still be quite car reliant	Public transport access limited at present, but Leigh Guided Busway could potentially improve this significantly (stop at Moorside Road)	Potential for major public transport improvements given employment and stadium proposals nearby, possibly linked to park and ride and Metrolink extension via Trafford Park	Limited public transport provision, and unlikely to support significant improvements, so potentially heavily car reliant
	Are there any opportunities for renewable or decentralised energy as part of the development?	No unique opportunities	No unique opportunities	No unique opportunities, unless some links to proposed Salford Forest Park	No unique opportunities	No unique opportunities	Adjacent employment proposal could increase potential for district heating scheme	No unique opportunities
10) To minimise the	Would it reduce waste	No specific issues	No specific issues	No specific issues	No specific issues	No specific issues	No specific issues	No specific issues

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
use of non-renewable resources	generation and the use of primary resources?							
11) To protect, enhance, and enable the appreciation of the city's heritage	Would it affect any heritage assets, their setting, or views of them?	Northern part within the Roe Green/ Beesley Green Conservation Area, and therefore likely to be a key part of its character (6.92 hectares outside CA). Listed buildings on Kempnough Hall Road, but development unlikely to impact on them	Bridgewater School is Grade II listed, but development unlikely to adversely affect its setting	No	No	Hazelhurst Hall Farm is nearby, but is already surrounded by other buildings and so would not be affected by housing development in this location	No	No
12) To maintain and enhance the quality and character of landscape and townscape	Would it impact on the openness of the Green Belt?	No	No	The area is outside the Green Belt, but given the open nature of the land at present and the fact that it 'juts out'	The presence of an SBI would prevent development all of the way up to the Green Belt boundary, and	Yes, the location is Green Belt, and therefore there would be a major impact. However, it	Yes, the location is Green Belt. When coupled with the proposed release of Green Belt to	Yes, the location is Green Belt, and therefore would have a major impact on the openness of

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
				into the surrounding Green Belt to some extent, its development would have an impact on the openness of that surrounding Green Belt (although Salford Forest Park to the south would have a much greater impact)	therefore its impact would be likely to be very limited given the topography of the area	would have no negative impacts on the adjoining parts of the Green Belt as it is effectively detached from them by the M60, A580 and associated slip roads	the east for employment, there would be a very significant impact on the openness of the Green Belt between Irlam and Eccles.	the Green Belt. It would also extend into a much larger, wider area of Green Belt
	Would it be a strategic review of the Green Belt?	Not Green Belt	Not Green Belt	Not Green Belt	Not Green Belt	Not considered to affect the primary function of this part of the Green Belt separating Swinton, Walkden and Kearsley	When coupled with the proposed loss for employment, this would effectively remove the Green Belt gap between Irlam and Eccles. However, this is not considered be	Any changes would be of local significance only as they would not affect the primary purpose of this part of the Green Belt, which is to separate Salford, Wigan

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
							strategic as it does not affect the primary purpose of this part of the Green Belt, which is to separate Salford, Wigan and Warrington	and Warrington
	Would it impact on the openness of, and views through, other strategic greenspaces in the city?	Would lose views through part of the Worsley Greenway, which currently has strong policy protection, but this impact is relatively limited given the woodland surrounding the developable area	Would lose some long views across this part of the Worsley Greenway south of Worsley Road, which would be relatively significant within the local area; effectively splits the Worsley Greenway	Views westwards across the existing recreation site south of Boothstown would be significantly affected	The site is a large area of open land, but public views through it are relatively limited	No impact on other greenspaces	No impact on other greenspaces	No impact on other greenspaces
	Would it protect notable landscape features and	Features could be protected through layout of	Features could be protected through layout of	Features could be protected through layout of	Features could be protected through layout of	Features could be protected through layout of	Features could be protected through layout of	Features could be protected through layout of

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
	open spaces?	development	development	development	development	development	development	development
	Would it improve public access to quality landscapes?	May be potential to open up undeveloped areas to public access	May be potential to open up undeveloped areas to public access	No	Potential to improve public access to the former brickworks site	May be potential to open up undeveloped areas to public access	Unlikely	Unlikely
	Would it provide a high quality townscape and landscape beyond that expected on any large greenfield site?	Woodland and existing development provides potential for very highest quality. Proximity to motorway noise could reduce this to some extent	Woodland and existing development provides potential for very highest quality	Potential for attractive canalside areas, but otherwise limited context to utilise other than views into Green Belt	Some tree cover to S and E; views not of the highest quality; railway line to N	Attractive woodland to W and generally high quality townscape surrounding, so potential for very high quality. A580 to N could reduce this to some extent	Potential to integrate some existing features from the golf course. M62 motorway to NW could reduce overall attractiveness	Less than ideal relationship with M62 motorway and existing housing means that potential for high quality would be limited
13) To protect and enhance amenity	Would it have an impact on existing residents?	Loss of views for about 25 dwellings on Crossfield Drive. Quite significant increase in traffic on Woodlands Road, with access between two existing	Loss of views for about 25 dwellings on Drywood Avenue. Access should be possible from Worsley Road, so limited impact on residents	Loss of views for about 25 dwellings on Godmond Hall Drive and Highclove Lane. Quite significant increase in traffic on Vicars Hall Lane	Loss of views for about 20 dwellings on Hilton Lane. Significant increase in traffic on Hilton Lane, with access between two existing houses	Loss of views for about 40 dwellings around area. Access likely to be off one or more existing cul-de-sacs so could be some negative impacts. Significant increase in	Loss of views for about 75 dwellings. Access should be possible from A57, so limited impact on residents	Loss of views for about 40 dwellings. Access likely to affect several different sets of dwellings, and some increase in traffic on School Lane

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
		houses				traffic on Hazelhurst Road		
	Would it be subject to noise pollution?	Whole area likely to be affected by noise from M60, but only significant for E edge. May make part of site un-developable and require mitigation	Some limited noise from M60, but generally quite tranquil	Some noise from recreation uses to E, and possibly from canal to S, but likely to be limited	Some limited noise from railway line to N, but generally quite tranquil	Some limited noise from M60. N edge likely to be affected by A580	Some noise from M62, but only significant for N edge. Potentially some noise from employment uses and airport to E	Significant noise from M62 for parts of the area
	Would it be subject to light pollution?	May be some limited impact from the M60 (lit section)	No	Possibly if Salford Forest Park were to proceed?	No	May be some limited impact from the A580	M62 appears to be unlit at this section	M62 appears to be unlit at this section
	Would it maintain tranquil areas?	Not currently tranquil given motorway noise	Relatively tranquil. Careful design could enable tranquillity of rest of open land to be maintained, but might require smaller developable area	Could reduce tranquillity alongside this more rural part of the Bridgewater Canal	Relatively tranquil site at present, but appears to be limited public use of footpath. Development would change character of the site significantly	Development would change character of the site significantly	Mainly in use as a golf course at present	Proximity to motorway limits tranquility
14) To reduce	Would it reduce	No specific	No specific	No specific	No specific	No specific	No specific	No specific

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
crime and the fear of crime	crime and the fear of crime?	issues	issues	issues	issues	issues	issues	issues
15) To maximise economic growth that can be sustained in the long-term	Would it maximise the potential for attracting 'aspirational' household?	Location and surroundings provide superb opportunity. All nearby housing is high end 'aspirational'	Location and surroundings provide excellent opportunity. All nearby housing is 'aspirational'	Very good opportunity to extend the existing 'aspirational' offer at Boothstown, but not very highest quality environment	Good opportunity to introduce additional aspirational housing to this part of Walkden, but context/ location may mean not highest end	Location and surroundings provide excellent opportunity. Most nearby housing is 'aspirational'	May be more marketable as 'family' rather than 'aspirational' housing given the location and existing and proposed surrounding uses, although scale of site would allow aspirational elements	Not an 'aspirational' location due to proximity to motorway, position at back of an existing mixed tenure estate
	Would it help fund other infrastructure improvements?	No	No	No	No	No	Potential to cross-fund the A57-M62 link	No
16) To enhance economic inclusion	Would it improve physical accessibility to jobs?	Not particularly well located in terms of employment areas	Not particularly well located in terms of employment areas	Not particularly well located in terms of employment areas	Not particularly well located in terms of employment areas	Walking distance to Wardley employment area	Located adjacent to proposed major focus for industrial and warehousing development	Not particularly well located in terms of employment areas
	Would it improve economic performance in	Not a disadvantaged area	Not a disadvantaged area	Not a disadvantaged area	Some disadvantaged areas nearby, but unlikely to	Not a disadvantaged area	Could help to diversify and bring investment to	Could help to diversify and bring investment to

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
	disadvantaged areas?				benefit them		the wider housing area	the wider housing area
17) To improve the city's knowledge base	Will it help to develop and maintain a healthy labour market?	Extremely strong potential to attract skilled workers	Very strong potential to attract skilled workers	Very strong potential to attract skilled workers	Strong potential to attract skilled workers	Very strong potential to attract skilled workers	Good potential to attract skilled workers	Moderate potential to attract skilled workers
18) To ensure that everyone has access to a good home that meets their needs	Would it increase the supply of affordable homes?	Site viability likely to be very high	Site viability likely to be very high	Site viability likely to be very high	Site viability likely to be high	Site viability likely to be very high	Site viability likely to be quite high	Site viability may be affected by access, location and surroundings
	Would it increase the stability of the local housing market?	Neutral impact	Neutral impact	Neutral impact	May be a slight positive impact, further diversifying this part of Walkden and Little Hulton	Neutral impact	Positive impact due to significantly diversifying the offer in the wider area	Some positive impact could be expected, diversifying the area's housing offer
19) To improve the accessibility of facilities and opportunities	Would it have easy access to a good range of facilities and opportunities?	Performs moderately overall on accession analysis; limited facilities within walking distance	Performs moderately overall on accession analysis; limited facilities within walking distance	Performs poorly overall on accession analysis; Boothstown Local Centre relatively close	Performs well overall on accession analysis; reasonably well related to Walkden Town Centre, rail station and Harrop Fold high school	Performs moderately overall on accession analysis	S part of site has good accession performance, but poor overall because of size and distance from N end to A57	Performs quite poorly overall on accession analysis
	See also							

Sustainability objective	Question	Crossfield Drive, Worsley	Drywood Avenue, Worsley	Highclove Lane, Boothstown	Hilton Lane, Walkden	Hazelhurst Farm	Green Belt east of Irlam	Brooklands Farm, Irlam
	objective 1 re supporting local facilities							
20) To improve community cohesion	Would it create a sense of belonging and identity?	Depends on design and layout	Depends on design and layout	Depends on design and layout	Depends on design and layout	Depends on design and layout	Depends on design and layout	Depends on design and layout
	Would it be well integrated into the existing community?	Reasonably well	Reasonably well	Could feel quite peripheral	Could feel separated from rest of area due to railway, etc	Reasonably well	Scale of development could make it feel separate	Could feel quite peripheral
21) To increase involvement in decision-making	Will it enable people to influence decision-making?	Core Strategy process enables public involvement	Core Strategy process enables public involvement	Core Strategy process enables public involvement	Core Strategy process enables public involvement	Core Strategy process enables public involvement	Core Strategy process enables public involvement	Core Strategy process enables public involvement
22) To improve perceptions of the city	Would it provide a more positive image of the city?	Quality of housing and environment could have a positive impact	Quality of housing and environment could have a positive impact	Moderate, as would probably be seen as a continuation of existing estate rather than anything new	Moderate	Provision of additional quality housing could have positive impact	Moderate	Unlikely, as scale would be too limited