

**Salford City Council**  
**Hot Food Takeaways Supplementary Planning**  
**Document**  
Sustainability Appraisal Final Report  
May 2007

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## Components that make up the SEA Environmental Report

This Sustainability Appraisal report incorporates the requirements for an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations transpose the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) into English law.

The places in the Sustainability Appraisal Report where the components which are required in relation to the Environmental Report are signposted in Table 1 below.

**Table 1: Signpost of where in this report the different aspects of SEA Directive have been satisfied**

<b>Information to be included in an Environmental Report under the SEA Regulations</b>	<b>Relevant Sections in the SA Report</b>
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes.	3.4 - 3.6 4.1 - 4.3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	4.4 - 4.10
The environmental characteristics of areas likely to be significantly affected.	4.4 - 4.10 4.16
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	4.4 - 4.10 4.16
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.1 - 4.3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soils, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between the above factors.	Section 6 Appendix 3
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Section 6 Appendix 3
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	Section 2 Section 4 Section 5
A description of measures envisaged concerning monitoring.	Section 7
A non-technical summary of the information provided above.	Section 1

## **1. SUMMARY AND OUTCOMES**

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal report, setting out the process and the difference that this process has made.

### **NON-TECHNICAL SUMMARY**

- 1.2 The Hot Food Takeaways Supplementary Planning Document (HFTASPD) provides additional advice to prospective takeaway owners about the development and use of premises in Salford as hot food takeaways. It explains the council's overall approach to hot food takeaway development, and sets out detailed advice on appropriate concentrations of hot food takeaway establishments, measures to protect the amenity of surrounding residential occupiers, appropriate standards for parking, and servicing for delivery and waste collection services.
- 1.3 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications, from a social, economic and environmental perspective, by assessing options and the SPD against available baseline data and sustainability objectives.
- 1.4 SA is mandatory for SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

### **THE APPRAISAL METHODOLOGY**

- 1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 1.6 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA process as part of consultation on a SA Scoping Report. This report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

## **RELATIONSHIP TO OTHER PLANS, PROGRAMMES AND OBJECTIVES**

- 1.7 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the SPD has been fully explored. This will in turn ensure that Salford City Council is able to act on any identified inconsistencies between international, national, regional and local objectives.
- 1.8 A range of national, regional and local strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with Planning Policy Statement 1 (PPS1): Delivering Sustainable Development; North West Regional Spatial Strategy (RSS13); North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS); and the City of Salford Unitary Development Plan 2004–2016.

## **BASELINE CHARACTERISTICS**

- 1.9 The collection and assessment of information and data about the current and likely future state of the policy area (City of Salford) was used within the SA to help identify sustainability problems and predict the SPD's effects. Where available, comparators, key trends and targets were identified.
- 1.10 Sources for the baseline data included: Health Inequalities in Salford – a local strategy for action (2004); Salford PCT Annual Report (2003/2004); Neighbourhood Statistics website (<http://www.neighbourhood.statistics.gov.uk>); Indices of Deprivation (2004); Greater Manchester Biodiversity Action Plan (2000); Salford City Council Resident's Survey (2003/2004); and the Salford Annual Baseline Review (2005).
- 1.11 Issues and trends identified included that although the total population of Salford has stabilised over the last three years, it has decreased rapidly from 1992 and the city is still experiencing a net loss of families. Many parts of Salford are amongst the most deprived in the country. Also, the general health of the population is below the national average and crime is much higher than the national average. Average earning levels are also below the national average. However, the City is well endowed with natural and cultural assets.

## **THE SUSTAINABILITY APPRAISAL FRAMEWORK**

- 1.12 The establishment of SA objectives and criteria is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies.

- 1.13 There were 16 objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to improve safety and security for people and property; to reduce deprivation within the city; to ensure that everyone has access to a good home that meets their needs; to improve accessibility for all the community; to maintain and improve biodiversity, flora and fauna; to reduce vulnerability to climate change; and to maximise sustainable economic growth.

#### **APPRAISAL OF STRATEGIC OPTIONS**

- 1.14 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. The options that were assessed were formulated from the Unitary Development Plan process and the Council's intention to provide additional advice to prospective takeaway owners about the development and use of premises in Salford as hot food takeaways. The options assessed were thus:

- **Do nothing / business as usual (option A):** This option is likely to have a significant negative impact on a number of the sustainability objectives. A lack of clear guidance on appropriate locations for hot food takeaways and suitable measures to minimise the adverse impacts associated with these uses, could have an adverse impact on the health and well-being of the population, the quality of the environments in which people live and work, and the image of the Salford's town and neighbourhood centres as a place to visit/invest.
- **Produce a SPD (option B)** to provide clear guidance on issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, litter or vehicular traffic movements. This option will provide a key tool in ensuring that hot food takeaways are appropriately located and that the adverse impacts associated with takeaways is minimised.

- 1.15 The key changes and the sustainability strengths and weaknesses of each option were identified. This concluded that the preferred option was to provide clear guidance to applicants and their agents on issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, and litter (option B).

#### **APPRAISAL OF THE PLAN'S EFFECTS**

- 1.16 The SA provides a record of the prediction and assessment of the potential effects of the preferred option (provide SPD) and the 'do nothing' option. These were assessed

against each of the 16 sustainability objectives and were given a score based on a five-point scale with one uncertain category:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition, the effects of the plan were described in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether effects are permanent or temporary.

- 1.17 Generally the SPD performed well against the sustainability objectives and the majority of effects identified were very positive. For example, direct benefits for the City's townscapes would result from ensuring that excessive concentrations of hot food takeaways are avoided in the City's town and neighbourhood centres. The air quality of the City could also improve as guidance will be provided on the installation of effective systems for the extraction and dispersal of fumes and cooking odours.
- 1.18 Furthermore, production of the SPD allows for extensive consultation to take place, which ensures ownership of the document for residents and refinement of the guidance so that they are representative of the views of residents. This promotes more vibrant communities.

#### **MAIN ISSUES RAISED FROM STATUTORY CONSULTATION**

- 1.19 Although comments were received on the content of the SPD, none of the representations questioned the content of the SA. The key main issues raised were as follows:
- It was recommended that reference should be made to Environmental Protection legislation that puts a duty on proprietors to keep the front of their premises clear of litter.
  - Where a new litter bin is deemed necessary, the document should draw on local knowledge to determine where is the most appropriate location to site the new bin.
  - Para. 6.11 should provide greater clarity of the distinction between anti-social behaviour and noise in order to clarify what represents a material consideration when determining planning applications.
  - The need for indicators relating to litter and traffic/parking was raised.

### **MAIN CHANGES MADE TO THE SPD**

- 1.20 An additional section has been inserted in appendix 1 to provide information on the pre-application process.
- 1.21 A detailed summary of the representations made by organisations and persons responding to the formal consultation, along with the council's responses, can be found at Appendix C of the Consultation Statement which is available on the council's website.

### **IMPLEMENTATION AND MONITORING**

- 1.22 A key part of the SA process is establishing how any significant sustainability effects of implementing the SPD will be monitored. Some potential indicators have been proposed as a starting point for developing the SPD and sustainability monitoring programme. The indicators proposed are based on data already collected by the Council. It is envisaged that the monitoring will be on an annual basis, although updates of some indicators may not be available with this frequency.

### **DIFFERENCE THE PROCESS HAS MADE**

- 1.23 The SA process and the preparation of the SPD have been initiated to build upon the Council's stated ambitions in the Unitary Development Plan. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.
- 1.24 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated in the consultation draft of the SPD. These include:
- More detailed guidance was provided on the need to secure 'accessibility for all' in hot food takeaway developments, including reference to compliance with the Disability Discrimination Acts.
  - Cross-referencing of associated guidance documents to promote best practice (e.g. Design and Crime SPD).

## 2. APPRAISAL METHODOLOGY

### APPROACH ADOPTED

- 2.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 2.2 Table 2 below sets out the SA stages and tasks, based on those listed in the Government guidance.

**Table 2: Sustainability Appraisal stages and tasks**

<b>PRE-PRODUCTION</b>
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.</b></p> <ul style="list-style-type: none"> <li>• Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD.</li> <li>• Collect relevant social, environmental and economic baseline information.</li> <li>• Identify key sustainability issues for the SA to address.</li> <li>• Develop the SA framework, consisting of the sustainability objectives, indicators and targets.</li> <li>• Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another.</li> <li>• Produce Scoping Report and carry out necessary consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.</li> </ul>
<b>PRODUCTION</b>
<p><b>Stage B: Developing and Refining Options</b></p> <ul style="list-style-type: none"> <li>• Carry out appraisal of the SPD options and make recommendations for improvement.</li> </ul>
<p><b>Stage C: Appraising the effects of the draft SPD</b></p> <ul style="list-style-type: none"> <li>• Predict the effects and carry out detailed assessment of the effects of the draft SPD.</li> <li>• Propose measures to maximise beneficial effects and mitigate adverse effects.</li> <li>• Develop proposals for monitoring.</li> <li>• Prepare the final SA Report along with the draft SPD.</li> </ul>
<p><b>Stage D: Consultation on the SA Report and Draft SPD</b></p> <ul style="list-style-type: none"> <li>• Consult on the final SA Report along with the draft SPD.</li> <li>• Carry out, where necessary, appraisal of any significant changes made as a result of representations.</li> </ul>
<b>ADOPTION AND MONITORING</b>
<ul style="list-style-type: none"> <li>• Inform consultees that SPD has been adopted.</li> <li>• Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes.</li> <li>• Make SPD and SA Report available for public viewing.</li> </ul>
<p><b>Stage E: Monitoring implementation of the SPD</b></p> <ul style="list-style-type: none"> <li>• Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects.</li> <li>• Undertake appropriate remedial action where necessary.</li> </ul>

## **TIMETABLE AND RESPONSIBILITY**

2.3 The timing of key SA outputs and tasks is set out in Table 3 below.

Table 3: Timetable of SA outputs and tasks

<b>TASK</b>	<b>TIMETABLE</b>
Preparation of the SA Scoping Report	September 2006
Consultation on SA Scoping Report	September – October 2006
Appraisal of strategic options	December 2006
Preparation of responses to comments from consultees	December 2006
Preparation of SA Report	December 2006
Statutory Consultation	February – March 2007
Appraisal of changes to SPD where necessary	April 2007 – May 2007
Adoption of the SPD and publishing of SA report	July 2007
Monitor effects of the Guidance to identify adverse outcomes	Ongoing

2.4 A team of planning officers from Urban Vision undertook the SA.

## **CONSULTATION ARRANGEMENTS**

2.5 In September 2006 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process.

2.6 The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes.
- Relevant sustainability objectives established at the national, regional and local level.
- The current environmental, social and economic baseline and any trends.
- The likely key sustainability issues.

2.7 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

2.8 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations (English Nature, English Heritage, Environment Agency, Countryside Agency) together with other key consultees representing social, economic and environmental interests in the City of Salford, namely GONW and NWRA.

### 3. Background

#### **PURPOSE OF SUSTAINABILITY APPRAISAL**

- 3.1 The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the Hot Food Takeaways Supplementary Planning Document (HFTASPD). The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing options and the SPD against available baseline data and sustainability objectives.
- 3.2 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act 2004. These Documents include Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).
- 3.3 This SA Report is the key output of the SA process, documenting the work carried out during the appraisal of the SPD.

#### **PLAN OBJECTIVES AND CONTENT**

- 3.4 The city council recognises that hot food takeaways represent a popular service for local communities and an important complementary use in the town/district centres. They can also offer important economic development and employment opportunities. Nevertheless, it is recognised that takeaways have a greater potential than retail uses to create disturbance and detract from residential amenity and environmental quality. To ensure consistency and fairness when determining applications for hot food takeaway development the HFTASPD has been produced
- 3.5 There are 6 key objectives of the HFTASPD:

1. To ensure there is a high quality hot food takeaway provision within the city to satisfy demand and diversify the range of local services.
2. To ensure town and neighbourhood centres retain their primary purpose of providing a range of shopping and other functions and also contain an appropriate concentration of hot food takeaway establishments.
3. To protect the amenity of surrounding residential occupiers by reason of noise, disturbance, smells, fumes, litter or vehicular traffic movements by restricting the introduction of hot food takeaways in residential areas, and providing advice on appropriate mitigation measures where residential properties are nearby.
4. To provide clear guidance on appropriate standards for parking and servicing for delivery and waste collection services
5. To encourage informed pre-application discussions and the submission of good quality planning applications.
6. To encourage hot food take aways to ensure that a range of healthy eating options are provided.

- 3.6 The HFTASPD is split into 7 sections. These are:
- o Introduction
  - o Process for Producing this Document
  - o Hot Food Takeaways and the Need for this Document
  - o Do I require Planning Permission?
  - o Planning Policies
  - o Associated Issues
  - o Implementation, Monitoring and Review

### **COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS**

- 3.7 In accordance with the Government's guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulations.

## 4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

### LINKS TO OTHER STRATEGIES, PLANS AND OBJECTIVES

- 4.1 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the SPD has been fully explored. This will in turn ensure that Salford City Council is able to act on any identified inconsistencies between international, national, regional and local objectives.
- 4.2 Table 4 below shows a list of the plans and strategies that were reviewed as part of the SA.

**Table 4: List of all Plans, Programmes and Strategies reviewed as part of the SA.**

<b>INTERNATIONAL AND NATIONAL</b>
<ul style="list-style-type: none"> <li>• EC Directive - Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC.</li> <li>• EC Directive - Establishing a framework for the Community action in the Field of Water Policy</li> <li>• Sustainable Communities: People, Places and Prosperity (A 5-year Plan from the ODPM) 2005.</li> <li>• Sustainable Communities: Homes for all (A 5-year Plan from the ODPM) 2005.</li> <li>• PPG 2 Green Belts.</li> <li>• PPG3 Housing.</li> <li>• PPG 13 Transport.</li> <li>• PPG 15 Planning and the Historic Environment.</li> <li>• PPG 24 Planning and Noise</li> <li>• PPG 25 Development and Flood Risk.</li> <li>• PPS 1 Delivering Sustainable Development.</li> <li>• PPS 6 Planning For Town Centres</li> <li>• PPS 7 Sustainable Development in Rural Areas.</li> <li>• PPS 9 Biodiversity and Geological Conservation</li> <li>• PPS12 Local Development Frameworks</li> <li>• PPS 22 Renewable Energy.</li> <li>• PPS 23 Planning and Pollution Control.</li> <li>• Safer Places: The Planning System and Crime Prevention.</li> <li>• Waste Strategy for England and Wales 2000.</li> <li>• Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2000.</li> <li>• Climate Change: The UK Programme.</li> <li>• Community Leadership and Climate Change – Guidance for Local Authorities.</li> <li>• The Environmental Assessment of Plans and Programmes Regulations 2004.</li> <li>• Environment Act 1995.</li> <li>• Wildlife and Countryside Act 1981 (as amended).</li> <li>• Countryside and Rights of Way Act 2000.</li> <li>• Securing The Future: delivering UK Sustainable Development Strategy 2005.</li> <li>• Quality of Life Counts: Indicators for a Strategy for Sustainable Development for the United Kingdom.</li> <li>• UK Biodiversity Action Plan.</li> <li>• Working with the Grain of Nature: A Biodiversity Strategy for England 2002.</li> <li>• Our Energy Future – Creating a Low Carbon Economy.</li> </ul>
<b>REGIONAL</b>
<ul style="list-style-type: none"> <li>• A Strategy towards 2020 (The Regional Economic Strategy for the NW).</li> <li>• Regional Spatial Strategy (RSS) (RPG13)</li> <li>• NWRA's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS).</li> <li>• North West Regional Housing Strategy 2003.</li> <li>• North West Innovation Strategy</li> <li>• Regional Waste Strategy for the North West 2004.</li> </ul>
<b>LOCAL</b>
<ul style="list-style-type: none"> <li>• City of Salford Unitary Development Plan 2004–2016.</li> <li>• Making the future happen in Salford: Our strategy for housing in Salford 2004-2006.</li> <li>• City of Salford Housing Market Demand Study</li> </ul>

- Community Plan – Our Vision for Salford 2001-2006.
- Salford Community Safety Strategy 2005-2008

- 4.3 No inconsistencies between policies were found. The key links identified were with Planning Policy Statement 1: Delivering Sustainable Development; North West Regional Spatial Strategy; North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS); and the City of Salford Unitary Development Plan 2004–2016.

### **BASELINE CHARACTERISTICS AND THE FUTURE BASELINE**

- 4.4 According to the latest mid-2003 population statistics, there were 216,200 people living in Salford of whom 49.1% were male and 50.9% were female. Children under five accounted for approximately 6% of the population. Between 1982 and 2002 the population of Salford decreased by 12.6%. This was the 2<sup>nd</sup> greatest decrease in the UK. In Salford, 6 out of 20 wards are in the 5% most deprived wards and 9 are in the 10% most deprived wards. In 2003, the Gross weekly wage rate for Salford was £424, which is marginally lower than the average for the northwest (£437) and the national average (£438). The level of unemployment in the City (3.9%) is also above the national average (3.2%).
- 4.5 Life expectancy in Salford is the lowest in the whole of Greater Manchester. Male life expectancy in Salford is on average 3.1 years less than the national average. For women, the difference is 2.5 years. The main killers are heart disease and cancers. With regard to other health considerations, according to a 2004 survey, there were approximately 8,000 diabetics in Salford. It was thought that this figure might double over the next 10 years. In 2001, 49,312 (22.8%) of people suffered with a limiting long-term illness.
- 4.6 Crime in the City is significantly higher than the national average. Table 5 below, which relates to crimes recorded by the Crime and Disorder Reduction Partnerships across the country, compares the crime rates in Salford to the national average. In particular, it highlights that burglary rates are more than double the national average.

**Table 5: Comparison of Crime rates in Salford and England**

<b>Key Offences</b>	<b>England (2002/2003)</b>	<b>Salford (2002/2003)</b>
Violence against the person (per 1000 population)	16.0	18.3
Sexual offences (per 1000 population)	0.9	1.1
Robbery offences (per 1000 population)	2.1	4.7
Burglary offences (per 1000 population)	20.2	43.7
Vehicle crime offences (per 1000 population)	18.7	33.4

- 4.7 The City of Salford is made up of a number of diverse landscapes. To the east of the City is central Salford that forms part of the regional centre. This area is largely urbanised. The western fringes of the City are more rural in character and include large areas of green belt. The majority of this green belt also forms the City's mossland area, which is a valuable conservation and nature resource of international importance. Habitats across the city are also highly diverse and include wet woodlands, lowland hay meadow, lowland dry acid grassland, lowland heath, and lowland raised bog. Within Salford there are 33 Sites of Biological Importance (SBIs), some of which include priority habitats as identified in the UK Biodiversity Action Plan.
- 4.8 Pollutant levels in Salford (ozone, nitrogen dioxide, sulphur dioxide, carbon monoxide) are all classified as being low, meaning that their effects are unlikely to be noticed by individuals with sensitivity to air pollution. With regard to the River Irwell, its chemistry and biology is classed as poor with fish largely absent.
- 4.9 With regard to the city's cultural and landscape heritage, there are 275 Listed Buildings, 3 Scheduled Ancient Monuments, 2 Historic Parks, 16 Conservation Areas and over 300 Tree Preservation Orders in Salford.
- 4.10 Sources for the baseline data included: Health Inequalities in Salford – a local strategy for action (2004); Salford PCT Annual Report (2003/2004); Neighbourhood Statistics website (<http://www.neighbourhood.statistics.gov.uk>); Indices of Deprivation (2004); Greater Manchester Biodiversity Action Plan (2000); Salford City Council Resident's Survey (2003/2004); and the Salford Annual Baseline Review (2005).

### **DATA COLLECTION LIMITATIONS**

- 4.11 The collection of some of the baseline data is infrequent or is not specific to the City, which can distort slightly the baseline situation. Also, the collection of baseline data is ongoing. New information may emerge, therefore, with relevance to the appraisal.

### **THE SUSTAINABILITY APPRAISAL FRAMEWORK**

- 4.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the SPD, but in some cases will overlap.
- 4.13 The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies.

- 4.14 There were 16 objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to improve safety and security for people and property; to reduce deprivation within the city; to ensure that everyone has access to a good home that meets their needs; to improve accessibility for all the community; to maintain and improve biodiversity, flora and fauna; to reduce vulnerability to climate change; and to maximise economic growth.
- 4.15 The SA Framework can be found at appendix 1.

### **KEY SUSTAINABILITY ISSUES AND PROBLEMS**

- 4.16 The Issues and trends identified are summarized in Table 6 below.

**Table 6: Key Sustainability Issues**

<b>KEY ISSUES</b>
<b>Social</b>
The total population of Salford has stabilised over the last three years, however, it has decreased rapidly from 1992 and the city is still experiencing a net loss of families.
According to the Indices of Deprivation, 2004, 45% (9 out of 20) of Salford's wards are in the lowest 10% of wards for deprivation.
As a City, Salford's population generally suffers from poor health with both men and women having a lower life expectancy than others in Greater Manchester.
Crime in Salford is significantly higher than the national average. In particular, burglary is more than double the national average and vehicle crime is close to double the national average.
There are a significant number of people in Salford who are temporarily or permanently disabled.
<b>Environmental</b>
Salford has a significant number of natural environmental assets including vast areas of Greenbelt and Mosslands, SBIs, TPOs and water resources such as lakes, rivers and ponds. These natural assets must be protected and enhanced for the benefit of the City and local biodiversity.
The level of water pollution in Salford is significant and restricts the development of biodiversity. In addition the UK has pledged to reduce its emissions of greenhouse gases by 15% below 1990 levels by 2010.
Salford also has an impressive array of cultural heritage assets which must be preserved and enhanced. These assets include Listed Buildings, Ancient Scheduled Monuments, Conservation Areas, Historic Parks
Large parts of Salford are susceptible to flooding (0.5% - 1.3% chance of flooding, except in extreme conditions)
<b>Economic</b>
Earning levels in Salford are marginally lower than the national average. However, unemployment is higher (3.9% in Salford, 3.3% national average).

## 5. APPRAISAL OF STRATEGIC OPTIONS

- 5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD, two options were considered, assessed and debated.
- 5.2 The aim of options appraisal is to assess the sustainability of all options against the sustainability framework. This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option, as presented by the SPD.
- 5.3 The preferred approach, presented by the SPD, is to provide clear guidance to prospective hot food takeaway owners and their agents on issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, litter or vehicular traffic movements. (option B). Clearly within this option, there are a number of sub-options around its detailed implementation, for example, what constitutes an appropriate parking provision for hot food takeaways. However, given the specificity and number of potential options, it is considered more appropriate to consider these matters as part of the discussion and consultation on the policy document, and not as part of the SA process. However, an alternative option was also considered: “do nothing/ business as usual” (i.e. have no guidance).

### **CHARACTERISTICS OF THE OPTIONS**

- 5.4 **Option A: Do nothing / business as usual.**
- 5.5 Option A would result in a lack of clear guidance on appropriate locations for hot food takeaways. It could also lead to a lack of clarity on measures to minimise the adverse impacts associated with these uses. This would act as a barrier to securing a high quality hot food takeaway provision within the City and could also have an adverse impact upon residential amenity, economic growth, and the vitality and viability of town and neighbourhood centres.
- 5.6 **Option B: Provide clear guidance to prospective hot food takeaway owners and their agents on issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, litter or vehicular traffic movements.**

- 5.7 Option B would deliver a key tool to ensure that hot food takeaway development is appropriately located and that adverse impacts associated with hot food takeaway development are diminished.

### **SUMMARY OF THE APPRAISAL OF STRATEGIC OPTIONS**

- 5.8 The matrix in appendix 2 confirms that Option B performs best in terms of sustainability in comparison with the other options:

- **Do nothing / business as usual (option A):** This option is likely to have a significant negative impact on a high proportion of the sustainability objectives. A lack of clear guidance on appropriate locations for hot food takeaways and suitable measures to minimise the adverse impacts associated with these uses, could harm the health and well-being of the population, the quality of the environments in which people live and work, and the image of the Salford's town and neighbourhood centres as a place to visit/invest. A more detailed explanation of how this option will affect each of the sustainability objectives is included at appendix 2.
- **Provide clear guidance for applicants by way of SPD:** By developing an SPD on hot food takeaways, the city council will be able to offer advice and guidance relating to issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, litter or vehicular traffic movements. This option will provide a key tool in safeguarding visual amenity, residential amenity, and the vitality and viability of town and neighbourhood centres. Again, a detailed explanation of how this option will affect each of the sustainability objectives is included at appendix 2.

- 5.9 The preferred option is thus to provide clear guidance applicants and their agents on issues such as suitable locations for hot food takeaway establishments, appropriate parking standards and methods to mitigate adverse impacts from noise, smells, and litter. This option is delivered by the SPD.

## 6. APPRAISAL OF PLAN'S EFFECTS

- 6.1 The appraisal of the plan's effects can be found in the matrix at appendix 3 which provides a record of the prediction and assessment of the potential effects of the SPD and the 'do nothing' option. The plan objectives were scored on a five-point scale with one uncertain category against each of the sustainability objectives:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition, the effects of the plan were described in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether effects are permanent or temporary.

### **POTENTIAL OVERALL EFFECTS OF THE DRAFT SPD**

- 6.2 The matrix at appendix 3 shows that the majority of the sustainability objectives are affected positively by the implementation of the SPD.
- 6.3 The policies of the SPD that provide guidance on appropriate locations for hot food takeaway development will lead to direct benefits for the City's townscapes by ensuring that excessive concentrations of hot food takeaways are avoided in the City's town and neighbourhood centres. By providing guidance to ensure that takeaways are not located where they could adversely affect residential amenity through noise, cooking fumes and odours, the SPD could also contribute positively to the general health and well-being of the population.
- 6.4 With regard to the policies of the SPD that seek to minimise the adverse impacts associated with hot food takeaway uses, direct improvements to air quality could be delivered by providing guidance on the installation of effective systems for the extraction and dispersal of fumes and cooking odours. Similarly the quality of the City's watercourses could benefit from the guidance on grease traps that is incorporated into the SPD.
- 6.5 Furthermore, production of the SPD allowed for extensive consultation to take place, which ensures ownership of the document for residents and refinement of the

guidance so that they are representative of the views of residents. This promotes more vibrant communities.

- 6.6 Mitigation and enhancements to the Hot Food Takeaways SPD to improve how the document performs against the sustainability objectives are limited. More stringent controls on hot food takeaways, such as more restrictive opening hours or insisting on higher specification extraction systems, could have been introduced in order to further reduce the adverse impacts associated with such uses. However, overly onerous requirements could deter applications for hot food takeaways and restrict the development of a high quality takeaway provision within the City. A policy on the design of shop fronts could have been included in order to minimise the impact of hot food takeaways on visual amenity. However, guidance on the design of shop fronts should be provided in Salford City Council's forthcoming Design SPD rather than the Hot Food Takeaways SPD.

### **SECONDARY, CUMMULATIVE AND SYNERGISTIC EFFECTS**

- 6.7 Secondary, cumulative and synergistic effects were considered during the assessment.
- 6.8 The cumulative, secondary and synergistic impacts of the SPD are generally positive. For example, safeguarding the vitality and viability of the City's town and neighbourhood centres, by ensuring that excessive concentrations of hot food takeaways are avoided, could improve the attractiveness of the centres as places to visit and invest. In addition, the consultation exercises that support the production of the SPD could help to develop better community relationships for other projects.

### **MAIN ISSUES RAISED FROM STATUTORY CONSULTATION**

- 6.9 Although comments were received on the content of the SPD, none of the representations questioned the content of the SA. The key main issues raised were as follows:
- It was recommended that reference should be made to Environmental Protection legislation that puts a duty on proprietors to keep the front of their premises clear of litter.
  - Where a new litter bin is deemed necessary, the document should draw on local knowledge to determine where is the most appropriate location to site the new bin.
  - Para. 6.11 should provide greater clarity of the distinction between anti-social behaviour and noise in order to clarify what represents a material consideration when determining planning applications.
  - The need for indicators relating to litter and traffic/parking was raised.

### **MAIN CHANGES MADE TO THE SPD**

- 6.10 An additional section has been inserted in appendix 1 to provide information on the pre-application process.
- 6.11 A detailed summary of the representations made by organisations and persons responding to the formal consultation, along with the council's responses, can be found at Appendix C of the Consultation Statement which is available on the council's website.

### **THE DIFFERENCE THE SUSTAINABILITY APPRAISAL PROCESS HAS MADE**

- 6.12 The SA process and the preparation of the SPD have been initiated to build upon the Council's stated ambitions in the replacement Unitary Development Plan. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.
- 6.13 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:
- More detailed guidance was provided on the need to secure 'accessibility for all' in hot food takeaway developments, including reference to compliance with the Disability Discrimination Acts.
  - Cross-referencing of associated guidance documents to promote best practice (e.g. Design and Crime SPD).

## 7. IMPLEMENTATION AND MONITORING

- 7.1 The significant sustainability effects of implementing the SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.
- 7.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process.
- 7.3 Table 7 below shows the indicators that form part of the SA Framework.

**Table 7: Indicators**

- "Percentage of people who like the neighbourhood they live in" to act as a proxy.
- Total unemployment in Salford.

**APPENDIX 1:  
SUSTAINABILITY APPRAISAL FRAMEWORK**

Topic Area	Objective	Key Criteria	Indicators	Data Source
<b>SOCIAL</b>				
<b>Human Health</b>	To improve the health of the population	Does the HFTASPD ensure high quality environments throughout the City, which in turn will make a contribution to the health and well-being of the population?	"% of people who like the neighbourhood they live in" to act as a proxy.	Quality of Life Survey
<b>Education</b>	To improve the education and skills of the population	Will the HFTASPD provide opportunities for skills development or improve educational standards?	No significant impact.	
<b>Crime &amp; Safety</b>	To improve safety and security for people and property	Does the HFTASPD include measures that will minimise crime, fear of crime and anti-social behaviour?  Does HFTASPD include links to other SPDs such as Design and Crime, which will minimise crime and the fear of crime?	No significant impact.	
<b>Deprivation and Poverty</b>	To reduce deprivation within the city	Does the HFTASPD support an increase in household incomes/wealth?	No significant impact.	
<b>Housing</b>	To ensure that everyone has access to a good home that meets their needs	Will the HFTASPD ensure an adequate supply of a diverse range of housing types appropriate to the needs of the community?	No significant impact.	
<b>Neighbourhoods and Community</b>	To promote vibrant communities which	Will all sections of the local community have the	"% of people who like the neighbourhood they live in" to act	Quality of Life Survey

<b>Topic Area</b>	<b>Objective</b>	<b>Key Criteria</b>	<b>Indicators</b>	<b>Data Source</b>
<b>Community</b>	participate in decision making	opportunity to be involved in the preparation of the HFTASPD?  Will it improve neighbourhood satisfaction?	as a proxy	
<b>Accessibility</b>	To improve accessibility for all the community	Does the HFTASPD improve access for disabled persons?	No significant impact.	
<b>ENVIRONMENTAL</b>				
<b>Biodiversity, Flora and Fauna</b>	To maintain and improve biodiversity, flora and fauna	Will the HFTASPD help conserve and enhance biodiversity, flora and fauna?	No significant impact.	
<b>Water</b>	To improve the quality of waterways	Will the HFTASPD make a positive contribution to the improvement of the City's waterways?  Will HFTASPD minimise the amount of surface water runoff?  Will the HFTASPD minimise or help reduce the level of pollution entering the water table?	No significant impact.	
<b>Climatic Factors</b>	To reduce greenhouse gas emissions and improve air quality	Will the HFTASPD make a positive contribution towards reducing greenhouse gas emissions?	No significant impact.	

Topic Area	Objective	Key Criteria	Indicators	Data Source
	To reduce vulnerability to climate change	Will the HFTASPD minimise susceptibility to flooding?  Will the HFTASPD minimise the amount of surface water runoff?		
<b>Material Assets</b>	Prudent and efficient use of energy and natural resources	Does the HFTASPD encourage energy efficiency for new developments?	No significant impact.	
<b>Cultural Heritage</b>	To protect and enhance the historic environment	Will the HFTASPD protect and enhance sites, features, buildings and areas of historical interest?  Will the HFTASPD enhance the setting of sites, features, buildings and areas of historical interest?	"% of people who like the neighbourhood they live in" acts as proxy	Quality of Life Survey
<b>Landscape and Townscape</b>	To maintain and enhance the quality of landscapes and townscapes	Will the HFTASPD support the improvement of townscapes and landscapes?  Will HFASPD make a positive contribution to improving design?	"% of people who like the neighbourhood they live in" acts as proxy	Quality of Life Survey

## ECONOMIC

Economic Health				
	To maximise sustainable economic growth  To ensure good quality employment opportunities are available to all	Will the HFTASPD improve the image of the area as a place to invest?  Will the HFTASPD encourage local employment opportunities?	Total unemployment in Salford	Salford Baseline Review

**APPENDIX 2:  
APPRAISAL OF STRATEGIC OPTIONS**

SUSTAINABILITY OBJECTIVE	OPTION A (Do nothing)		OPTION B (Hot Food Takeaways SPD)	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation
To improve the health of the population	-	Without clear guidance on minimising any adverse impacts from noise, disturbance, fumes, etc. that is generally associated with hot food takeaways, hot food takeaways could have an adverse impact on the general health and well-being of the population. Although the policies of the UDP and the Development Control process should ensure that residential amenity is not adversely affected.	+	The SPD will provide an opportunity to minimise any adverse impacts from noise, disturbance, fumes, etc. that is generally associated with hot food takeaways. This could be achieved by controlling the proximity to residential uses and ensuring appropriate mitigation (hours of opening, suitable extraction systems, provision of a litter bin, etc.). Minimising such adverse impacts will have a beneficial impact on the general health and well-being of the population. Furthermore, the SPD could help support the development of take away uses which offers an important local amenity again contributing to the general health and well being.
To improve the education and skills of the population	0	Unlikely to have any significant impact	0	Unlikely to have any significant impact
To improve safety and security for people and property	0	Unlikely to have any significant impact. Advise on this issue is provided in the Design and Crime SPD	0	Unlikely to have any significant impact. Advise on this issue is provided in the Design and Crime SPD
To reduce deprivation within the city	-	Without providing clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in an important service/facility not being provided and employment opportunities being reduced	+	By providing guidance to prospective takeaway owners, the SPD could support the development of a high quality hot food takeaway provision in Salford. This could reduce deprivation within the city by providing employment opportunities. Furthermore, take away uses can offer an important local amenity again contributing to general well being.
To ensure that everyone has access to a good home that meets their needs	-	Without providing clear guidance on minimising any adverse impacts from noise, disturbance, fumes, etc., hot food takeaways could adversely affect residential amenity. Although the policies of the UDP and the Development Control process should ensure that residential amenity is not adversely affected.	+	The SPD will provide an opportunity to minimise any adverse impacts from noise, disturbance, fumes, etc. that are generally associated with hot food takeaways. This could be achieved by controlling the proximity to residential uses and ensuring appropriate mitigation (hours of opening, suitable extraction systems, provision of a litter bin, etc.). This could safeguard residential amenity and ensure that houses meet the needs of the community.
To promote vibrant communities which participate in decision making	-	The production of the Hot Food Takeaways SPD would give people an opportunity to have their say on what guidance should be incorporated into the document.	+	The production of the Hot Food Takeaways SPD would give people an opportunity to have their say on what guidance should be incorporated into the document.
To improve accessibility for all the community	-	Not producing an SPD will mean that clear guidance about ensuring 'access for all' would not be provided to prospective takeaway owners	+	Provision of clear guidance on securing 'access for all' in hot food takeaways could result in improved accessibility for all the community
To maintain and improve biodiversity, flora and fauna	0	Unlikely to have any significant impact	0	Unlikely to have any significant impact
To improve the quality of watercourses	-	Not producing an SPD will mean there could be a lack of clarity about the need for grease traps in hot food takeaways development. This could have adverse implications for the quality of watercourses.	+	SPD provides an opportunity to offer guidance to minimise any adverse impact from hot food takeaways on the drainage system and the quality of watercourses. By incorporating guidance on the use of grease traps, which prevent grease/waste products from entering the public sewer system, the SPD could improve the quality of watercourses.

To reduce greenhouse gas emissions and improve air quality	-	Not producing an SPD will mean there could be a lack of clarity about the appropriate systems to extract and disperse odours from hot food takeaways. This could have an adverse impact on air quality	+	The SPD will provide an opportunity to minimise any adverse impacts from odours and fumes that are generally associated with hot food takeaways. By incorporating guidance on the installation of effective systems for the extraction and dispersal of fumes and cooking odours, the document could lead to improvements to air quality.
To reduce vulnerability to climate change	0	Unlikely to have any significant impact	0	Unlikely to have any significant impact
Prudent and efficient use of energy and natural resources	0	Unlikely to have any significant impact	0	Unlikely to have any significant impact
To protect and enhance the historic environment	0	Negligible impact due to sufficient policies within the UDP	0	Negligible impact due to sufficient policies within the UDP
To maintain and enhance the quality of landscapes and townscapes	-	Having no SPD could result in poorly designed engineering operations on a building, for example flues, which could have an adverse impact on the quality of landscapes and townscapes	+	SPD provides an opportunity to include guidance on the design of any engineering operations on a building, for example the installation of flues. The SPD could possibly also provide guidance on the design of shop fronts
To maximise sustainable economic growth	-	Without clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in opportunities for economic development being missed. Without providing clear guidance on appropriate concentrations of hot food takeaways the vitality and viability of town and neighbourhood centres could be adversely affected.	+	By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food takeaway provision in Salford, which could generate important economic development opportunities. The SPD could also provide guidance to avoid excessive concentrations of hot food takeaways in town and neighbourhood centres. This could improve/maintain the vitality of centres and ensure that they remain attractive places to shop/visit.
To ensure good quality employment opportunities are available to all	-	Without clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in reduced employment opportunities	+	By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food takeaway provision in Salford, which could generate important employment opportunities.
<b>SUSTAINABILITY SUMMARY</b>	<b>It is clear that the Hot Food Takeaways SPD is likely to have a significant positive impact on a high proportion of the sustainability objectives above. It will provide a key tool in ensuring that hot food takeaways are appropriately located and that the adverse impacts associated with takeaways is minimised.</b>			

**APPENDIX 3:  
SUMMARY OF THE EFFECTS OF THE DRAFT SPD**

**‘DO NOTHING’**

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
<b>Social Objectives</b>									
To improve the health of the population	-	-	-	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)		Without clear guidance on minimising any adverse impacts from noise, disturbance, fumes, etc., hot food takeaways could have an adverse impact on the general health and well-being of the population.  However, UDP policy S4 and Development Control process should ensure that residential amenity is not adversely affected.	Produce an SPD with guidance on appropriate locations for hot food takeaway development and mitigating adverse impacts associated with takeaways.
To improve the education and skills of the population	0	0	0	High	N/A	N/A		Unlikely to have any significant effect	
To improve safety and security for people and property	0	0	0	High	N/A	N/A		Unlikely to have any significant effect	
To reduce deprivation within the city	-	-	-	High	City wide	Long-term	If the image of the city is one of deprivation, this could lead to less inward investment and inward migration which can have a compound impact on deprivation	Without providing clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in an important service/facility not being provided and employment opportunities being reduced	Produce an SPD to provide clear guidance to prospective takeaway owners
To ensure that everyone has access to a good home that meets their needs	-	-	-	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)	A secondary impact could be dwellings that are adversely affected by hot food takeaways, becoming vacant	Without providing clear guidance on minimising any adverse impacts from noise, disturbance, fumes, etc., hot food takeaways could adversely affect residential amenity.  However, UDP policy S4 and DC process should ensure that residential amenity is not adversely affected.	Produce an SPD with clear guidance on mitigating adverse impacts associated with takeaways.
To promote vibrant communities which participate in decision making	-	-	-	High	City wide	Long-term	Reduction in ownership of the planning process	The production of the Hot Food Takeaways SPD would give people an opportunity to have their say on what guidance should be incorporated into the document.	Produce an SPD with extensive consultation
To improve accessibility for all the community	-	-	-	Medium	City wide	Long-term (subject to use remaining in situ)		Not producing an SPD will mean that clear guidance about ensuring ‘access for all’ would not be provided to prospective takeaway owners	Produce an SPD that incorporates guidance on securing ‘access for all’ in hot food takeaways
<b>Environmental Objectives</b>									
To maintain and improve biodiversity, flora and fauna	0	0	0	High	N/A	N/A		Unlikely to have any significant effect	

To improve the quality of watercourses	-	-	-	Medium	City wide	Long-term	Increased risk of flooding due to blocked drains	Not producing an SPD will mean there could be a lack of clarity about the need for grease traps in hot food takeaways development. This could have adverse implications for the quality of watercourses.	Produce an SPD that provides guidance to minimise any adverse impact on the drainage system and the quality of watercourses, for example through the use of grease traps,
To reduce greenhouse gas emissions and improve air quality	-	-	-	Medium	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)	A secondary impact could be dwellings that are adversely affected by hot food takeaways, becoming vacant	Not producing an SPD will mean there could be a lack of clarity about the appropriate systems to extract and disperse odours from hot food takeaways. This could have an adverse impact on air quality.  However, UDP policy S4 and DC process should ensure that residential amenity is not adversely affected.	Produce an SPD with clear guidance on appropriate extraction systems
To reduce vulnerability to climate change	0	0	0	High	N/A	N/A		Unlikely to have any significant effect	
Prudent and efficient use of energy and natural resources	0	0	0	High	N/A	N/A		Unlikely to have any significant effect	
To protect and enhance the historic environment	0	0	0	High	N/A	N/A		Negligible impact due to sufficient policies within the UDP	Negligible impact due to sufficient policies within the UDP
To maintain and enhance the quality of landscapes and townscapes	-	-	-	High	City wide	Long-term	Secondary impact could be the excessive concentration of A5 uses in town and neighbourhood centres. This could also have a synergistic effect on the vitality of centres.	Having no SPD could result in poorly designed engineering operations on a building, for example flues, which could have an adverse impact on the quality of landscapes and townscapes.  Without providing clear guidance on appropriate concentrations of hot food takeaways the vitality and viability of town and neighbourhood centres could be adversely affected.	Produce an SPD with clear guidance on appropriate extraction systems.  Produce an SPD with clear guidance on appropriate concentrations of hot food takeaways.
<b>Economic Objectives</b>									
To maximise sustainable economic growth	-	-	-	High	City wide	Long-term	Reduced employment opportunities. An excessive concentration of A5 uses could make centres unattractive places to visit/invest, therefore, further reducing employment opportunities	Without clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in opportunities for economic development being missed.  Without providing clear guidance on appropriate concentrations of hot food takeaways the vitality and viability of town and neighbourhood centres could be adversely affected.	Produce an SPD to provide clear guidance to prospective takeaway owners  Produce an SPD with clear guidance on appropriate concentrations of hot food takeaways.
To ensure good quality employment opportunities are available to all	-	-	-	Medium	City wide	Long-term	Synergistic impact could slower economic growth	Without clear guidance to prospective takeaway owners, the development of a high quality hot food takeaway provision could be restricted. This could result in reduced employment opportunities	Produce an SPD to provide clear guidance to prospective takeaway owners

**SUSTAINABILITY  
SUMMARY**

It is evident that the 'do nothing approach' could have several negative impacts on the sustainability objectives. By allowing poorer quality hot food takeaway development, the impact could be to reduce the well-being and health of the population, reduce the quality of the environments in which people live and work, and to harm the image of the Salford's town and neighbourhood centres as a place to visit/invest.

Produce an SPD that provides guidance on appropriate locations for hot food takeaways

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
<b>Social Objectives</b>									
To improve the health of the population	+	+	+	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)		The SPD will provide an opportunity to minimise any adverse impacts from hot food takeaways by controlling the proximity to residential uses. This could have a beneficial impact on the general health and well-being of the population. Furthermore, the SPD could help support the development of take away uses which offers an important local amenity again contributing to the general health and well-being.	Could provide more stringent standards in terms of proximity to residential units. For instance, stipulating that hot food takeaways will not normally be permitted where there are residential properties within two properties either side of the proposed hot food takeaway
To improve the education and skills of the population	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant effect on the education and skills of the population	
To improve safety and security for people and property	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant effect on safety and security for people and property	Linkages to Design and Crime SPD for advice
To reduce deprivation within the city	+	+	+	High	City wide	Long-term	Reducing deprivation could improve the image of the city, this could lead to increased inward investment and inward migration	By providing guidance to prospective takeaway owners, the SPD could support the development of a high quality hot food takeaway provision in Salford. This could reduce deprivation within the city by providing employment opportunities. Furthermore, take away uses can offer an important local amenity that contributes to general well being.	
To ensure that everyone has access to a good home that meets their needs	+	+	+	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)		The SPD will provide an opportunity to minimise any adverse impacts from hot food takeaways by controlling the proximity to residential uses. This could safeguard residential amenity and ensure that houses meet the needs of the community.	Could provide more stringent standards in terms of proximity to residential units. For instance, stipulating that hot food takeaways will not normally be permitted where there are residential properties within two properties either side of the proposed hot food takeaway
To promote vibrant communities which participate in decision making	+	+	+	High	City wide	Long-term	The consultation exercise could increase ownership of the planning process.	The production of the Hot Food Takeaways SPD would give people an opportunity to have their say on what guidance should be incorporated into the document.	More intensive consultation
To improve accessibility for all the community	+	+	+	Medium	City wide	Long-term (subject to use remaining in situ)		Provision of clear guidance on securing 'access for all' in hot food takeaways could result in improved accessibility for all the community	Provide more detailed guidance on the Disability Discrimination Acts
<b>Environmental Objectives</b>									
To maintain and improve biodiversity, flora and fauna	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant impact on biodiversity, flora and fauna	
To improve the quality of watercourses	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant impact on the quality of	

of watercourses								significant impact on the quality of watercourses	
To reduce greenhouse gas emissions and improve air quality	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant impact on air quality	
To reduce vulnerability to climate change	0	0	0	High	N/A	N/A		Location policies are unlikely to reduce vulnerability to climate change	
Prudent and efficient use of energy and natural resources	0	0	0	High	N/A	N/A		Location policies are unlikely to have any significant impact on the prudent and efficient use of energy and natural resources	
To protect and enhance the historic environment	0	0	0	High	N/A	N/A		Negligible impact due to sufficient policies within the UDP	Consider inclusion of a section relating to the historic environment.
To maintain and enhance the quality of landscapes and townscapes	+	+	++	High	City wide	Long-term	An appropriate concentration of A5 uses could ensure town and neighbourhood centres remain attractive places to visit/invest, therefore, increasing employment opportunities	By providing guidance to avoid excessive concentrations of hot food takeaways in town and neighbourhood centres, the SPD could improve/maintain the vitality of centres and ensure that they remain attractive places to shop/visit.	

### Economic Objectives

To maximise sustainable economic growth	+	+	++	High	City wide	Long-term	Increased employment opportunities. Preventing an excessive concentration of A5 uses could ensure centres remain attractive places to visit/invest, therefore, further increasing employment opportunities	By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food takeaway provision in Salford, which could generate important economic development opportunities. The SPD could also provide guidance to avoid excessive concentrations of hot food takeaways in town and neighbourhood centres. This could improve/maintain the vitality of centres and ensure that they remain attractive places to shop/visit.	
To ensure good quality employment opportunities are available to all	+	+	++	Medium	City wide	Long-term	Synergistic impact could be faster economic growth and reduced social inequalities	By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food takeaway provision in Salford, which could generate employment opportunities.	

### SUSTAINABILITY SUMMARY

These policies can be seen to have significant positive benefits for a number of the sustainability objectives. They provide guidance on appropriate locations for hot food takeaway development and can lead to direct benefits for the City's townscapes by ensuring that excessive concentrations of takeaways are avoided in the City's town and neighbourhood centres. By providing guidance to ensure that takeaways are not located where they could adversely affect residential amenity through noise, cooking fumes and odours, the SPD could also contribute positively to the general health and well-being of the population.

In addition, production of the policies within SPD allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.



Produce an SPD that provides guidance on mitigating any adverse impacts of hot food takeaway development

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
<b>Social Objectives</b>									
To improve the health of the population	+	+	+	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)		The SPD will provide an opportunity to minimise any adverse impacts from hot food takeaways by ensuring appropriate mitigation (hours of opening, suitable extraction systems, provision of a litter bin, etc.). Minimising such adverse impacts will have a beneficial impact on the general health and well-being of the population. Furthermore, the SPD could help support the development of take away uses which offers an important local amenity again contributing to the general health and well being.	Provide more stringent controls, such as more restrictive opening hours and higher specifications for extraction systems. However, overly onerous requirements could deter applications coming forward.
To improve the education and skills of the population	0	0	0	High	N/A	N/A		Policies to mitigate the adverse impacts associated with hot food takeaways are unlikely to have any significant effect on the education and skills of the population	
To improve safety and security for people and property	0	0	0	High	N/A	N/A		Policies to mitigate the adverse impacts associated with hot food takeaways are unlikely to have any significant effect on safety and security for people and property	Linkages to Design and Crime SPD for advice
To reduce deprivation within the city	+	+	+	High	City wide	Long-term	Reducing deprivation could improve the image of the city, this could lead to increased inward investment and inward migration	By providing guidance to prospective takeaway owners, the SPD could support the development of a high quality hot food takeaway provision in Salford. This could reduce deprivation within the city by providing employment opportunities.	
To ensure that everyone has access to a good home that meets their needs	+	+	+	High	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)		The SPD will provide an opportunity to minimise any adverse impacts associated with hot food takeaways by ensuring appropriate mitigation (hours of opening, suitable extraction systems, provision of a litter bin, etc.). This could safeguard residential amenity and ensure that houses meet the needs of the community.	Provide more stringent controls, such as more restrictive opening hours and higher specifications for extraction systems. However, overly onerous requirements could deter applications coming forward.
To promote vibrant communities which participate in decision making	+	+	+	High	City wide	Long-term	The consultation exercise could increase ownership of the planning process.	The production of the Hot Food Takeaways SPD would give people an opportunity to have their say on what guidance should be incorporated into the document.	More intensive consultation
To improve accessibility for all the community	+	+	+	Medium	City wide	Long-term (subject to use remaining in situ)		Provision of clear guidance on securing 'access for all' could result in improved accessibility for all the community	Provide more detailed guidance on the Disability Discrimination Acts

Environmental Objectives										
To maintain and improve biodiversity, flora and fauna	0	0	0	High	N/A	N/A			Policies to mitigate the adverse impacts associated with hot food takeaways are unlikely to have any significant effect on biodiversity, flora and fauna.	
To improve the quality of watercourses	+	+	++	Medium	City wide	Long-term	Grease traps decrease the likelihood of flooding by preventing drains from getting blocked		SPD provides an opportunity to offer guidance to minimise any adverse impact from hot food takeaways on the drainage system and the quality of watercourses. By incorporating guidance on the use of grease traps, which prevent grease/waste products from entering the public sewer system, the SPD could improve the quality of watercourses.	
To reduce greenhouse gas emissions and improve air quality	+	+	+	Medium	Local (in close proximity to A5 uses)	Long-term (subject to use remaining in situ)			The SPD will provide an opportunity to minimise any adverse impacts from odours and fumes that are generally associated with hot food takeaways. By incorporating guidance on effective systems for the extraction and dispersal of fumes and cooking odours, the document could lead to improvements to air quality.	Provide more stringent controls, such as insisting on higher specification extraction systems. However, overly onerous requirements could deter applications coming forward.
To reduce vulnerability to climate change	0	0	0	High	N/A	N/A			Policies to mitigate the adverse impacts associated with hot food takeaways are unlikely to have any significant effect on vulnerability to climate change.	
Prudent and efficient use of energy and natural resources	0	0	0	High	N/A	N/A			Policies to mitigate the adverse impacts associated with hot food takeaways are unlikely to have any significant effect on the use of energy and natural resources	
To protect and enhance the historic environment	0	0	0	High	N/A	N/A			Negligible impact due to sufficient policies within the UDP	Consider inclusion of a section relating to the historic environment.
To maintain and enhance the quality of landscapes and townscapes	+	+	++	High	City wide	Long-term	Improvements to the public realm could encourage more investment in the surrounding areas, which would result in further enhancements to the townscape.		SPD provides an opportunity to include guidance on the design of any engineering operations on a building, for example the installation of flues. The SPD could possibly also provide guidance on the design of shop fronts	Consider inclusion of policy on the design of shop fronts
Economic Objectives										
To maximise sustainable economic growth	+	+	++	High	City wide	Long-term	Increased employment opportunities		By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food takeaway provision in Salford, which could generate important economic development opportunities.	
To ensure good quality employment opportunities are	+	+	++	Medium	City wide	Long-term	Synergistic impact could be faster economic growth		By providing guidance to prospective takeaway owners the SPD could support the development of a high quality hot food	

available to all								takeaway provision in Salford, which could generate important employment opportunities.	
<b>SUSTAINABILITY SUMMARY</b>									