

Ordsall Riverside Planning Guidance

Sustainability Appraisal Report



Prepared by Urban Initiatives
On behalf of Central Salford URC and Salford City Council
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Ref: 2532

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1.0 NON-TECHNICAL SUMMARY

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal (SA) report, setting out the SA process and the difference that it has made to the production of the Ordsall Riverside Planning Guidance.

Purpose of the Ordsall Riverside Planning Guidance

- 1.2 Urban Initiatives was commissioned by Central Salford Urban Regeneration Company to prepare a realistic, deliverable and costed Masterplan for the regeneration of the Ordsall Riverside area. Following the completion of the Masterplan and widespread consultation with both community members and key stakeholders, the principles of the Masterplan have been further developed and formalised as non-statutory Planning Guidance.
- 1.3 A key aim of the Ordsall Riverside Planning Guidance is to provide guidance for developers in order that the Ordsall Riverside area will develop an appropriate and sustainable mix of uses to create a vibrant waterfront quarter, with high quality design that will stand comparison with waterfront regeneration initiatives worldwide.

Purpose of the Sustainability Report

- 1.4 The purpose of the SA is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the Planning Guidance. The SA considers the implications of the Ordsall Riverside Planning Guidance from an environmental, social and economic perspective by assessing options and the draft Masterplan against sustainability objectives and available baseline data.
- 1.5 The production of a SA is mandatory for all Supplementary Planning Documents (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, which was transposed into English Law by the 'Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).
- 1.6 Whilst the Ordsall Riverside Planning Guidance is non-statutory and will not be formally adopted as a Local Development Document, the preparation of the Guidance has followed the requirements of PPS12. As such, it is appropriate for the Ordsall Riverside Planning Guidance to be subject to a SA.

Appraisal methodology

- 1.7 The approach adopted in undertaking 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).
- 1.8 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA Scoping Report consultation. The Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process. The principles and objectives of the Masterplan were then appraised and consulted on in the Masterplan SA. The representations received during this six-week period of consultation were then used to inform the preparation of the Ordsall Riverside Planning Guidance. The report you are now reading is the final SA of the Planning Guidance.

Relationship to other plans, programmes and objectives

- 1.9 The purpose of reviewing other plans, policies and programmes, and sustainability objectives is to ensure that the relationship between these documents and both the Masterplan and Planning Guidance 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.
- 1.10 A range of national, regional and local policies and strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with; (i) the Central Salford Urban Regeneration Company Vision and Regeneration Framework, which envisages the Riverside area as a celebrated outdoor leisure area and a strengthened family housing area; (ii) the City of Salford Unitary Development Plan (policies MX1, DES6, EN9, EN23, R5, and DEV7); (iii) City of Salford Housing SPD; (iv) Greenspace Strategy SPD; and (v) Irwell City Park Planning Guidance.

Establishing the baseline and key issues

- 1.11 Data was collected to show the current position of the Ordsall Riverside in relation to a range of environmental, social and economic issues. This was used to establish key issues, and trends against which to measure the impact of the Ordsall Riverside Masterplan, and subsequently the Ordsall Riverside Planning Guidance.
- 1.12 From the examination of the baseline data and the plans, programmes, and policies that will influence the Ordsall Riverside Planning Guidance it has been possible to identify the current sustainability issues faced within the study area. These issues are summarised as follows:
- The provision of affordable dwellings;
 - Access to green and open space;
 - Air quality;
 - The character and quality of the local environment;
 - The need to enhance biodiversity interest within the area;
 - Access to and provision of sufficient local employment opportunities;
 - Crime and anti-social behaviour;
 - The provision of community infrastructure;
 - Access to and provision of education;
 - The need to maximise access to health services;
 - The need to maximise integration between communities;
 - Equitable access, e.g. access for the disabled
 - The need to promote mixed-use development; and
 - Enhancement of the area's cultural heritage, including the setting of Ordsall Hall.

Sustainability objectives

- 1.13 The establishment of a framework of sustainability objectives against which to measure the ability of the Planning Guidance to deliver sustainable outcomes is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared.
- 1.14 Having identified the key sustainability issues, it is considered that the 25 city-wide core sustainability objectives are also appropriate for the Ordsall Riverside study area.

Appraisal of the strategic options

1.15 The SA is required to consider alternative options as part of the appraisal process in order to weigh up the relative advantages/disadvantages, and to agree appropriate mitigation where appropriate and maximise potential beneficial impacts. In summary the options assessed were:

➤ **Option 1: Balanced approach**

Option 1 involves the development of residential blocks along the waterfront, with a mix of family houses (approx. 20%) and apartments (approx. 80%). Along the waterfront buildings heights will be typically 6 storeys with an additional storey set back above, this being lowered to 4 storeys with an additional storey adjacent to Ordsall Lane. The Masterplan incorporates 5 green links from the riverfront to the Ordsall neighbourhood. The two most significant links are to Ordsall Hall and across the Manchester Ship Canal to Cornbrook station via a new pedestrian bridge. In addition, a linear riverside park is proposed. Commercial development is proposed as an extension of the existing Exchange Quay commercial centre at the southern end of the Ordsall riverside. Activity in this area is increased by the addition of small business units and limited retail development including cafes, restaurants and bars. Development in this area is taller in response to existing height and massing. Smaller business units are also clustered around the new pedestrian bridge and at the northern end of the Ordsall riverside where they can benefit from good transport accessibility.

➤ **Option 2: Increased development height along the Riverside**

Option 2 has the same layout and mix of uses as described in option 1, the only difference being that building heights along the waterfront are higher. At both the northern and southern ends of the Masterplan area heights adjacent to the water are 10 storeys with an additional storey set back above. Along the remainder of the waterfront heights are 8 storeys with one additional storey set back. Given the taller buildings along the waterfront a slightly higher number of dwellings can be provided, with a greater emphasis on the provision of apartments (14% townhouses and 86% apartments). In total approximately 445 additional dwellings are provided under Option 2, as well as marginally less small business floorspace.

➤ **Option 3: Reduced amount of public space**

Option 3 has a slightly different layout to the two previous options, with the building line running parallel to the waterfront. This results in a reduced amount of open space as part of the riverside linear park. Aside from this variation the layout and location of uses is the same as in Option 1. Given the altered building line, Option 3 is able to accommodate approximately 150 additional dwellings, although the mix of townhouses and apartments is the same as Option 1 (20% and 80% respectively). Further, Option 3 has 11% more commercial floorspace and 6% more small business floorspace than Option 1.

- 1.16 The SA provides an appraisal of the potential effects of the three options set out above. These were assessed against each of the 25 sustainability objectives and were given a score based on a 6 point scale:

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

- 1.17 In conclusion, it is clear from the assessment of the three broad options that Option 1 (balanced approach) performs best against the sustainability objectives. Option1 performs particularly well against those sustainability objectives concerned with improvements to landscape and townscape quality and character, as well as those which promote sustainable residential and economic development. There is only sustainability objective against which an alternative option is considered to perform better; Option 2 performs better against sustainability objective 1 (to secure a sustainable increase in the city's population). This better performance is accounted for given that Option 2 proposes the construction of additional dwellings.

Appraisal of the plan effects

- 1.18 Option 1 was then further developed as part of the final Masterplan, and these principles have since been incorporated into the Ordsall Riverside Planning Guidance. The Planning Guidance policies (and the Masterplan objectives) have been assessed against the SA objectives in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether the effects are permanent or temporary.
- 1.19 Having appraised the Planning Guidance policies and objectives in detail within Appendix 4, it is clear that a significant number of the sustainability objectives are affected either positively or very positively by the implementation of the Ordsall Riverside Planning Guidance. In particular the following objectives are positively affected:
- To secure a sustainable increase in the city's population;
 - To improve physical and mental health;
 - To protect and enhance biodiversity;
 - To protect and improve soil and land resources;
 - To protect and enhance water resources;
 - To protect and enable the appreciation of the city's heritage;
 - To maintain and enhance the quality and character of landscape and townscape;
 - To ensure light levels are appropriate to the situation
 - To reduce crime and the fear of crime;
 - To maximise sustainable economic growth;
 - To enhance economic inclusion;
 - To increase prosperity;
 - To improve the city's knowledge base;
 - To ensure that everyone has access to a good home;
 - To improve accessibility to key facilities;
 - To reduce the need to travel;
 - To improve community cohesion;
 - To increase involvement in decision making; and
 - To improve perceptions of the city.

Implementation and monitoring

- 1.20 A key part of the SA process is to establish how any significant sustainability effects will be monitored. Some potential indicators have been proposed as a starting point for developing the Planning Guidance and sustainability-monitoring programmes. 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.

2.0 INTRODUCTION

- 2.1 Urban Initiatives was commissioned by Central Salford Urban Regeneration Company to prepare a realistic, deliverable and costed Masterplan for the regeneration of the Ordsall Riverside area. Following the completion of the Masterplan and widespread consultation with both community members and key stakeholders¹, the principles of the Masterplan have been further developed and formalised as non-statutory Planning Guidance. Whilst the Ordsall Riverside Planning Guidance will not be formally adopted as part of the Local Development Framework, the guidance has been prepared in accordance with Planning Policy Statement 12. As such, it is appropriate for the guidance to be subject to a Sustainability Appraisal (SA).
- 2.2 Indeed, in accordance with European and National legislation, Local Development Framework (LDF) Documents that the City Council produces must be subject to a SA. This involves an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
- 2.3 Sustainable development embraces economic, environmental and social concerns, and covers a range of issues from a local to a global level. SA is a process that identifies and reports on the likely significant effects of a plan and the extent to which the implementation of the plan will contribute to achieving sustainable development. This appraisal seeks to assess the Ordsall Riverside Planning Guidance in terms of its effects on sustainability.

The difference the SA process has made

- 2.4 The SA process and the preparation of both the Masterplan and Planning Guidance have been initiated to build upon the Council's aspirations for the Ordsall Riverside site. The SA process has informed the preparation of both documents at all stages. The SA Scoping Report identified key issues to be addressed within the Masterplan, as well as key plans, policies and strategies to be taken into account. The SA of the Masterplan influenced the development of the options for the Ordsall Riverside area, as well as the identification and development of the preferred option. The report you are now reading is the final SA for the Planning Guidance, which appraises the planning policies and responds to the representations received during the consultation period for the Masterplan SA.

¹ For more information about the consultation refer to the Ordsall Riverside Consultation Statement.

3.0 BACKGROUND

What is sustainable development?

- 3.1 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social, economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve sustainable development. These principles will form the basis for policy in the UK and are as follows:
- *Living within environmental limits* – Respecting the limits of the planet’s environment, resources and biodiversity, and to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
 - *Ensuring a strong, healthy and just society* – Meeting the diverse needs of all existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all.
 - *Building a strong, stable and sustainable economy* – Providing prosperity and opportunities for all, ensuring that environmental and social costs fall on those who impose them (polluter pays), and promoting efficient resource use.
 - *Promoting good governance* – Actively promoting effective and participative systems of governance in all levels of society, and engaging people’s creativity, energy and diversity.
 - *Using sound science responsibly* – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Purpose of the Sustainability Appraisal

- 3.2 The purpose of the 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 Ordsall Riverside Planning Guidance. The SA considers the implications of the Planning Guidance from a social, economic and environmental perspective by assessing the options which were presented in the draft Masterplan and the policies set out in the Planning Guidance against baseline data and sustainability objectives.
- 3.3 Where negative impacts are identified it seeks to identify how they will be minimised through appropriate mitigation. It also seeks to maximise the positive impacts, particularly by identifying the complementary role of other initiatives, plans and programmes.

Sustainability Appraisal consultation arrangements to date

- 3.4 In December 2006 a SA Scoping Report was prepared 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 that it addresses all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process. It was produced in accordance with SEA Regulations and guidance prepared by the ODPM (Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks).

- 3.5 The Scoping Report set out an initial assessment of:
- The relationship between the Masterplan and other relevant plans, policies and programmes;
 - Relevant sustainability objectives established at the national, regional and local level;
 - The current environmental, social and economic baseline conditions;
 - The likely key sustainability issues; and
 - The sustainability framework.
- 3.6 The report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.
- 3.7 Comments on the Scoping Report were invited from the three consultation bodies required by the SEA Regulations (Environment Agency, Natural England and English Heritage). In addition the Scoping Report was sent to the Government Office for the North West, North West Regional Assembly, Greater Manchester Ecology Unit, Environmental Services Directorate, and the Manchester Ship Canal Company.
- 3.8 During the five-week consultation period comments were received from English Heritage, Natural England, Salford City Council and the Environment Agency. Their comments are summarised in the table below. The table also demonstrates how these comments have been addressed either within the SA Scoping Report or within the masterplan document.

Figure 1: SA Scoping Report Consultee Comments and Responses

Consultee	Comment	Response
English Heritage	<ul style="list-style-type: none"> ➤ Reference should be made to any locally important buildings or features within or adjacent to the area, including features of archaeological interest ➤ A broader description of the character and appearance of the study area and its setting should be included ➤ The key sustainability issues should refer to the historic environment and setting of the area ➤ The government statement 'The Historic Environment: A Force for Our Future' (DMCS, 2001) should also be considered 	<ul style="list-style-type: none"> ➤ This has been incorporated into the SA Scoping Report (paragraph 3.19) ➤ This has been incorporated into the SA Scoping Report (paragraph 3.26) ➤ This has been incorporated into the SA Scoping Report (section 4, paragraph 4.2) ➤ This has been included in Appendix A of the SA Scoping Report
Natural England	<p>The following policies, plans and strategies should be considered:</p> <ul style="list-style-type: none"> ➤ 'Environmental Quality in Spatial Planning' (The Countryside Agency, English Heritage, English Nature and the Environment Agency, 2005) 	<ul style="list-style-type: none"> ➤ These policies, plans and strategies have all been incorporated into Appendix A of the SA Scoping Report

Consultee	Comment	Response
	<ul style="list-style-type: none"> ➤ 'The Countryside In and Around Towns' (Countryside Agency and Groundwork, 2005) ➤ 'Landscape Character and Assessment Guidance for England and Scotland' (Countryside Agency and Scottish Natural Heritage, 2002) ➤ 'Countryside Character, Volume 2: North West England' (Countryside Commission) ➤ 'Accessible Natural Green Space Standards in Towns and Cities' (English Nature/Natural England) ➤ UK Biodiversity Action Plan <p>Other comments were as follows:</p> <ul style="list-style-type: none"> ➤ A section should be included on landscape and townscape, with a visual description of the character and appearance of the area ➤ The Site of Biological Importance to the west of the Masterplan area is designated for wildfowl ➤ The Natural England website holds useful information to be used as sustainability indicators (inc. nature conservation, biodiversity, geodiversity, protected landscapes, state of the countryside information and national trail and access information) ➤ The key sustainability issues should refer to enhancing the character and quality of the local environment and conserving and enhancing the biodiversity interest ➤ There should be an objective for recreation and access to green space ➤ Objectives 15 and 19 may be potentially incompatible with objective 11 	<ul style="list-style-type: none"> ➤ This has been incorporated into the SA Scoping Report (paragraph 3.26) ➤ This has been incorporated into the SA Scoping Report (paragraph 3.21) ➤ This information has been reviewed, and used where appropriate within the SA Scoping Report ➤ The sustainability issues highlighted within the SA Scoping Report (paragraph 4.2) have been amended to include these issues ➤ This has been incorporated into sustainability objective 20 (paragraph 5.2) ➤ This potential incompatibility has been addressed in section 6 of the SA Scoping Report
Salford City Council	<ul style="list-style-type: none"> ➤ The key sustainability issues should refer to the need to maintain and enhance local job opportunities and support/promote mixed-use 	<ul style="list-style-type: none"> ➤ This is been incorporated into section 4.2 of the SA Scoping Report

Consultee	Comment	Response
	<p>development</p> <ul style="list-style-type: none"> ➤ The Ordsall Riverside Masterplan should not be referred to as a Supplementary Planning Document ➤ Concern is expressed that the profile of the study area as presented in the Scoping Report could be potentially misleading – greater distinction should be made between the study area and its environs ➤ Reference should be made to policies MX1, DES6, E9, EN23, R5 and DEV7 within Salford's UDP ➤ Appendix A should be restructured and the reference to PPS9 corrected 	<ul style="list-style-type: none"> ➤ Reference to the Masterplan as a Supplementary Planning Document has been removed ➤ This concern has been addressed within the revised SA Scoping Report ➤ These policies have been included within Appendix A of the SA Scoping Report ➤ The reference to PPS9 has been corrected within the revised SA Scoping Report
Environment Agency	<ul style="list-style-type: none"> ➤ If plans for the proposed development of the site are submitted in future, they will have to be accompanied by a Flood Risk Assessment ➤ The use of Sustainable urban Drainage Systems (SuDS) is encouraged ➤ The Environment Agency would require any new building to have floor levels set 600mm above the 100 year flood level ➤ Developers must be aware that the Manchester Ship Canal is now classified as a coarse fishery under the EC Freshwater Fish Directive ➤ There is an opportunity to protect local freshwater resources from the effects of pollutants, and enhance biodiversity in urban areas by altering the design of drainage systems ➤ Habitat surveys should be carried out to ascertain whether Fallopia japonica is present onsite and to ensure compliance with current wildlife and waste legislation 	<ul style="list-style-type: none"> ➤ The potential need for a Flood Risk Assessment has been mentioned within the Masterplan document ➤ This has been considered but not considered appropriate given the urban nature of the site and the likely site contamination ➤ This is identified within the masterplan ➤ This has been incorporated into the SA Scoping Report (section 3.21) ➤ Sustainability objectives 3 and 5, (section 5 of the SA Scoping Report) seek to protect and enhance biodiversity levels and water resources ➤ An Ecology and Biodiversity Survey has been undertaken on the site by ARUP consultants on behalf of

Consultee	Comment	Response
	<ul style="list-style-type: none"> ➤ Fish, spawning grounds, spawn, food of fish, bat species and breeding birds should be protected ➤ Pollution of the watercourse must be prevented ➤ Waste Management Paper 27 recommends that great care must be taken whenever development is proposed on or within 250m of a landfill site 	<p>Salford URC – This survey has informed the preparation of the Ordsall Riverside Masterplan</p> <ul style="list-style-type: none"> ➤ Sustainability objective 3 (section 5 of the SA Scoping Report) seeks to protect and enhance biodiversity levels. The Masterplan also seeks to enhance biodiversity through the provision of more open space (sections 4.2 and 4.6 of the Masterplan document) ➤ Sustainability objective 5 (section 5 of the SA Scoping Report) seeks to protect and enhance water resources. The Masterplan also seeks to protect the watercourse through the provision of a wider area of green space adjacent to the Manchester Ship Canal (sections 4.2 and 4.6 of the Masterplan document) ➤ The Ordsall Riverside study area does not lie on or within 250m of a landfill site

3.9 Following the preparation of the final Masterplan, the principles of the Masterplan were appraised using the sustainability appraisal framework. The Masterplan SA was then consulted on alongside the draft Planning Guidance for a six-week period. During this period representations were received from the Environment Agency, Natural England and Council for the Protection of Rural England, Lancashire Branch. These representations are summarised below and a response is given as to how these comments have been addressed within this document – the final SA for the Planning Guidance – as well as the Ordsall Riverside Planning Guidance.

Figure 2: Masterplan SA Consultee Comments and Responses

Consultee	Comment	Response
Environment Agency	<p>The Environment Agency support option 1, but have the following comments:</p> <ul style="list-style-type: none"> ➤ If the Ordsall Riverside scheme is to embrace the principles of 	<ul style="list-style-type: none"> ➤ Not accepted. It is not the purpose of this Planning Guidance to repeat planning policy guidance contained in other documents. The

Consultee	Comment	Response
	<p>sustainable design and construction, the Environment Agency is disappointed that Sustainable Urban Drainage has been dismissed so early in the design process (P12, Sustainability Appraisal).</p> <ul style="list-style-type: none"> ➤ Green roofs may also be a viable option to be considered as part of the design process. ➤ The Environment Agency would recommend that all new residential development aim to achieve a 'Level 4' rating, as part of the code for sustainable homes. 	<p>Sustainable Design and Construction SPD sets out council policy on minimising water consumption and the speed of quantity of surface water runoff, including SUDS and green roofs. It is not appropriate for the Sustainability Appraisal of this document to address the implications of other policies.</p>
Natural England	<p>Natural England is satisfied with the appraisal to date but would welcome reference to PPG17 in Appendix 1.</p>	<p>Objection accepted. Reference to PPG17 in Appendix 1 to be included in Sustainability Appraisal Report</p>
Council for the Protection of Rural England, Lancashire Branch	<p>The health effects of high rise living merit renewed consideration in this Sustainability Appraisal Report, primarily because they affect the most vulnerable sector of any population – the young and the old. It is important that the provision of affordable housing for families with children and for older people, should not be in high rise flats.</p>	<p>Not accepted. It is outside the remit of the Planning Guidance to determine who will occupy new properties and it is not considered appropriate or practical for such assumptions to be tested in the Sustainability Appraisal.</p>
Council for the Protection of Rural England, Lancashire Branch	<p>High rise buildings erected in the corridor may result in shadowing effect on the housing on the north side of Ordsall Lane. This will result in higher usage of energy by those residents in order to keep their homes warm and well-lit. This is contrary to the sustainability objectives of reducing contributions to climate change and minimising the use of natural resources.</p>	<p>Observation noted. It is not the purpose of this planning guidance to repeat planning policy guidance contained in other documents. Policy DES 5 of the UDP sets out the council's policies in respect of tall buildings. Tall buildings that would result in unacceptable overshadowing or impact on microclimate would not be permitted under the criteria of that policy.</p>
Council for the Protection of Rural England, Lancashire Branch	<p>Soundproofing is essential for all high rise accommodation and especially for those apartments intended for family living.</p>	<p>Observation noted. This issue is outside the scope of this planning guidance, but is dealt with in Building Regulations.</p>
Council for the Protection of Rural	<p>The Sustainable Design and Construction SPD sets out a number of requirements for sustainable development in Salford. None of these proposals have been incorporated</p>	<p>Objection not accepted. It is not the purpose of this planning guidance to repeat planning policy guidance contained in other</p>

Consultee	Comment	Response
England, Lancashire Branch	into the Ordsall Riverside Development Masterplan	documents. The Sustainable Design and Construction SPD are referenced in paragraph 6.30 of the draft Guidance.

Planning Guidance objectives and content

3.10 The Ordsall Riverside Planning Guidance embraces the 12 objectives that were outlined in the Masterplan. These objectives seek to establish the appropriate and sustainable mix of uses to create a vibrant waterfront quarter, with high quality design that will stand comparison with waterfront regeneration initiatives worldwide.

3.11 The Masterplan objectives are as follows:

- To create a new residential quarter alongside the river that offers a choice of high quality homes of all tenures and a balanced mix of apartments and family living within the area;
- To consolidate and strengthen the Exchange Quay corporate office development at the southern end of the Riverside area and provide a new hard paved public square that will serve as a focus to the area;
- To encourage small businesses to locate within the area clustered where they are easy to access by public transport;
- To provide a limited range of facilities including local shops, bars and leisure opportunities that will bring vibrancy and life to the area and benefit both new and existing residents and those working in or visiting the area;
- To ensure that development responds to the existing context both in terms of height and massing;
- To enhance the setting of the Grade 1 listed Ordsall Hall and open up views towards the hall from the riverside;
- To improve the image of the area through high quality contemporary design of buildings and spaces that meets the highest environmental standards;
- To provide a new pedestrian bridge across the River Irwell linking both the Ordsall neighbourhood and riverside area with Cornbrook Metrolink station and the excellent public transport service that this station offers;
- To transform Ordsall Lane into an attractive tree lined street, that is easy to cross and is fronted by new development;
- To establish a network of well designed safe, pedestrian friendly streets and spaces that open up access to the riverside;
- To provide a distinctive riverside setting with new development benefiting from tremendous views of the river and providing active frontage and overlooking onto the riverside walkway; and

- To build on the aspirations of the Irwell City Park to provide a linear park alongside the river Irwell with the stretch of walkway from the Cornbrook bridge southwards to Exchange Quay widened to provide an attractive and distinctive riverside quay where people may sit and relax, and take in the river views within a well-landscaped environment;

4.0 APPRAISAL METHODOLOGY

Approach adopted

- 4.1 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).
- 4.2 The table below sets out the SA stages and tasks, based on those listed in the Government guidance. This SA report represents the completion of up to stage C of the SA process.

Figure 3: SA Stages and Tasks

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

Timetable and responsibility

4.3 The SA Report has been prepared by Urban Initiatives. The timing of the key SA outputs and tasks is set out in the following table:

Figure 4: SA Timetable and Responsibilities

TASK	TIMETABLE
Preparation of the SA Scoping Report	November 2006
Consultation on the SA Scoping Report	December 2006 – January 2007
Preparation of responses to comments from consultees	February 2007
Appraisal of strategic Masterplan options	February 2007
Preparation of Masterplan SA Report	March 2007
Consultation on the Masterplan SA Report	January 2008 – March 2008
Preparation of responses to comments from consultees	April 2008
Final amendments to SA Report to reflect Planning Guidance and representations made	May 2008

5.0 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Links to other strategies, plans and objectives

- 5.1 As part of the SA Scoping Report, a comprehensive review of policies and programmes was undertaken in order to identify the range of sustainability objectives that were consistent with the objectives of the Masterplan and the Planning Guidance. The documents reviewed are outlined in Appendix 1. Appendix 1 has been updated in response to Natural England's comments on the final Masterplan SA and in light of recently adopted SPDs.
- 5.2 The objectives of the Masterplan, and therefore the principles of the Planning Guidance, were found to be compatible with the policy framework examined at National, Regional and Local levels. The key sustainability linkages were found to be in relation to the following documents:
- The Central Salford Urban Regeneration Company Vision and Regeneration Framework;
 - The City of Salford Unitary Development Plan (policies MX1, DES6, EN9, EN23, R5 and DEV7);
 - The City of Salford Housing SPD;
 - Greenspace Strategy SPD; and
 - Irwell City Park Planning Guidance.

Establishment of sustainability objectives

- 5.3 The establishment of sustainability objectives is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The objectives outlined below, reflect the objectives outlined in the SA Scoping Report.
- *Population* – to secure a sustainable increase in the city's population
 - *Health* – to improve physical and mental health
 - *Biodiversity, flora and fauna* – to protect and enhance biodiversity
 - *Soil and land* – to protect and improve soil and land resources
 - *Water* – to protect and enhance water resources
 - *Air* – to improve air quality
 - *Climatic factors* – to reduce contributions to climate change
 - *Impact of climate change* – to minimise the impacts of climate change
 - *Material assets* – to ensure the prudent use of natural resources
 - *Cultural heritage* – to protect and enable the appreciation of the city's heritage
 - *Landscape and townscape* – to maintain and enhance the quality and character of landscape and townscape
 - *Light* – to ensure light levels are appropriate to the situation
 - *Noise* – to minimise noise pollution
 - *Crime* – to reduce crime and the fear of crime
 - *Economic health* – to maximise sustainable economic growth
 - *Economic Inclusion* – to enhance economic inclusion
 - *Prosperity* – to increase prosperity
 - *Education* – to improve the city's knowledge base
 - *Housing* – to ensure that everyone has access to a good home
 - *Accessibility* – to improve accessibility to key facilities, including open space/recreation facilities
 - *Need to travel* – to reduce the need to travel
 - *Traffic volumes* – to reduce traffic volumes
 - *Community cohesion* – to improve community cohesion
 - *Decision making* – to increase involvement in decision making
 - *Image* – to improve perceptions of the city

Baseline characteristics

5.4 Before assessing/predicting the impact of the Ordsall Riverside Planning Guidance, it is important to outline the baseline characteristics of the study area, particularly where the Planning Guidance is likely to have a direct and significant impact. Data source for the baseline included:

- 2001 Census (Office for National Statistics)
- Neighbourhood Statistics Website
- Index of Multiple Deprivation (2004)
- Supporting People Strategy 2005-2010
- Greater Manchester Biodiversity Action Plan (2000)
- United Utilities' Drinking Water Quality Report (2005)
- City of Salford Unitary Development Plan
- Air Quality Archive
- Community Safety Strategy 2005-2008

5.5 The table below (figure 7) provides a summary of the social, economic and environmental characteristics for the study area (further details are provided within Appendix 2). It should be noted, however, that for the purposes of this SA data has been collected for an area larger than the Masterplan site. This larger area is shown in figure 5 and is referred to as the Ordsall Riverside study area, while figure 6 shows the Masterplan site. It is recognised that by gathering data from the wider Ordsall Riverside study area a slightly skewed profile of the Masterplan area itself may be presented. However, it is considered important to gain an understanding of the area within its wider contextual setting.

Figure 5: Ordsall Riverside Study Area

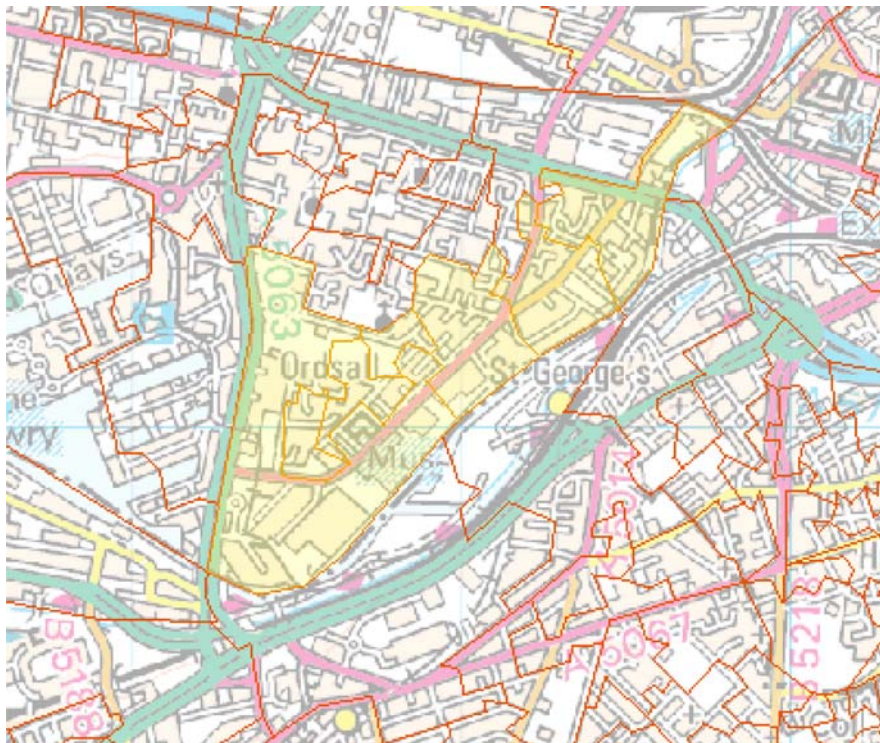


Figure 6: Masterplan Area

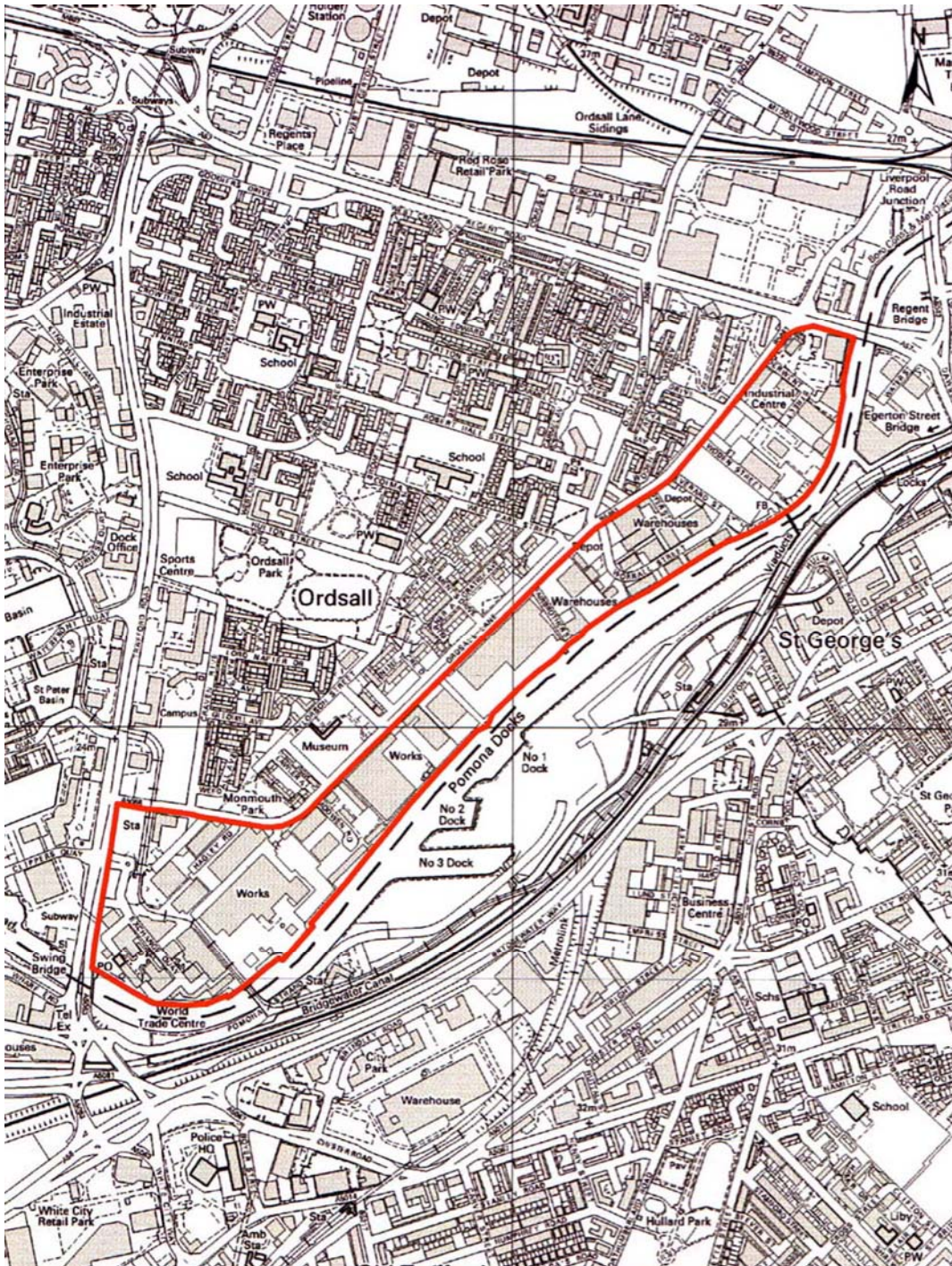


Table 7: Summary of Baseline Information

Topic	Characteristics
Social	<p>The Ordsall Riverside study area has a total population of 1560 people, a relatively high proportion of which are of young working age (21-40). This population make-up accounts for the high percentage (49.6%) of maisonettes and apartments within the area and the lack of suitable housing for families. In addition, 98% of properties within the study area are within Council Tax Band A and a high proportion of properties are socially rented (59.8%). In relation to levels of deprivation, the Ordsall ward is identified as the 4th most deprived ward in Salford, and is within the top 10% most deprived areas nationally. This high incidence of deprivation is evident given the large proportion of individuals within the study area with no qualifications, the poor levels of health, and the disproportionate amount of crime and disorder. Further, 57.8% of households within the study area do not own a car. As a result a high percentage of the resident population do not travel far to work. Of historic interest within the study area is Ordsall Hall, a Grade I listed building.</p>
Economic	<p>With regards to economic activity and inactivity, the Ordsall Riverside study area suffers a high incidence of unemployment. At the 2001 Census 7.4% of those within the economically active age bracket were unemployed. The baseline data did reveal, however, that Salford has a strong service sector, with education and health, as well as financial and business services providing rich sources of employment. Despite this thriving service sector, within the Ordsall Riverside study area itself, a high percentage of individuals are employed within elementary occupations.</p>
Environmental	<p>With regards to environmental characteristics within the Ordsall Riverside study area it is evident that considerable potential exists, with both Ordsall Park and the Manchester Ship Canal. The quality of these environmental resources is, however, extremely poor. In other words areas of public open space are poorly overlooked and often surrounded by inactive frontages. In terms of biodiversity a site to the west of the Masterplan area has been designated as a Site of Biological Importance. Within the Masterplan area itself the main biodiversity interest is likely to be for birds breeding on buildings or using the canal corridor for foraging. In terms of water quality, the Manchester Ship Canal has, historically, been subject to considerable pollution and contamination. Water quality has, however, been significantly improved over recent years as a result of water quality management strategies and implementation. Finally, in relation to air quality, the Ordsall Riverside study area falls within a designated Air Quality Management Area for nitrogen dioxide and particles. In addition, it can be surmised that given the presence of several large and heavily-trafficked roads within the area, air quality will be relatively poor.</p>

Summary of key issues arising from the baseline data

5.6 A summary of key issues that have arisen from the analysis of baseline data are shown below:

- The provision of affordable dwellings;
- Access to green and open space;
- Air quality;
- The character and quality of the local environment;
- The need to enhance of biodiversity interest within the area;
- Access to and provision of sufficient local employment opportunities;
- Crime and anti-social behaviour;
- The provision of community infrastructure;
- Access to and provision of education;
- The need to maximise access to health services;
- The need to maximise integration between communities;
- Equitable access, e.g. access for the disabled;
- The need to promote mixed-use development; and
- Enhancement of the area's cultural heritage, including the setting of Ordsall Hall.

6.0 SUSTAINABILITY APPRAISAL FRAMEWORK AND APPRAISAL OF OPTIONS

Appraisal of strategic options and policies

6.1 One of the key requirements of a SA is to consider alternative options as part of the appraisal process in order to weigh up the relative advantages/disadvantages, and agree appropriate mitigation in order to minimise harmful impacts and maximise potential beneficial impacts.

6.2 Three options were devised when preparing the Ordsall Riverside Masterplan. These options respond to several of key issues, namely (i) the appropriate mix of uses, (ii) building heights and the associated impacts on their surroundings, and (iii) access to and enjoyment of the riverside. The three broad options are summarised below and are illustrated on plans in Appendix:

➤ **Option 1: Balanced approach**

Option 1 involves the development of residential blocks along the waterfront, with a mix of family houses (approx. 20%) and apartments (approx. 80%). Along the waterfront buildings heights will be typically 6 storeys with an additional storey set back above, this being lowered to 4 storeys with an additional storey adjacent to Ordsall Lane. The Masterplan incorporates 5 green links from the riverfront to the Ordsall neighbourhood. The two most significant links are to Ordsall Hall and across the Manchester Ship Canal to Cornbrook station via a new pedestrian bridge. In addition, a linear riverside park is proposed. Commercial development is proposed as an extension of the existing Exchange Quay commercial centre at the southern end of the Ordsall riverside. Activity in this area is increased by the addition of small business units and limited retail development including cafes, restaurants and bars. Development in this area is taller in response to existing height and massing. Smaller business units are also clustered around the new pedestrian bridge and at the northern end of the Ordsall riverside where they can benefit from good transport accessibility.

➤ **Option 2: Increased development height along the Riverside**

Option 2 has the same layout and mix of uses as described in option 1, the only difference being that building heights along the riverside are higher. At both the northern and southern ends of the Masterplan area heights adjacent to the water are 10 storeys with an additional storey set back above. Along the remainder of the waterfront heights are 8 storeys with one additional storey set back. As a result of the taller buildings along the waterfront, a slightly higher number of dwellings can be provided, with a greater emphasis on the provision of apartments (14% townhouses and 86% apartments). In total approximately 445 additional dwellings are provided under Option 2, as well as marginally less small business floorspace.

➤ **Option 3: Reduced amount of public space**

Option 3 has a slightly different layout to the two previous options, with the building line running parallel to the waterfront. This results in a reduced amount of open space as part of the riverside linear park. Aside from this variation the layout and location of uses is the same as in Option 1. Given the altered building line Option 3 is able to accommodate approximately 150 additional dwellings, although the mix of townhouses and apartments is the same as Option 1 (20% and 80% respectively). Further, Option 3 has 11% more commercial floorspace and 6% more small business floorspace than Option 1.

Summary of the broad options appraisal

6.3 The following section provides a summary of the options appraisal. For more details please refer to Appendix 3.

Figure 8: Broad Options Appraisal

SA Objective	Option 1	Option 2	Option 3
1 To secure a sustainable increase in the city's population	+	++	+
2 To improve physical and mental health	+	+	+
3 To protect and enhance biodiversity	++	++	+
4 To protect and improve soil and land resources	++	++	+
5 To protect and enhance water resources	++	++	+
6 To improve air quality	?	?/-	?/-
7 To reduce contributions to climate change	?	?	?
8 To minimise the impacts of climate change	?	?	?
9 To ensure the prudent use of resources	?	?/-	?/-
10 To protect and enable the appreciation of the city's heritage	++	++	0
11 To maintain and enhance the quality and character of landscape and townscape	++	++	+
12 To ensure light levels are appropriate to the situation	+	-	+
13 To minimise noise pollution	?	?/-	?/-
14 To reduce crime and the fear of crime	++	++	++
15 To maximise sustainable economic growth	++	++	++
16 To enhance economic inclusion	+	+	+
17 To increase prosperity	+	+	+
18 To improve the city's knowledge base	+	+	+
19 To ensure that everyone has access to a good home	++	++	++
20 To improve accessibility to key facilities	++	++	+
21 To reduce the need to travel	+	+	+
22 To reduce traffic volumes	-	--	--
23 To improve community cohesion	+	+	+
24 To increase involvement in decision making	+	+	+
25 To improve perceptions of the city	++	++	+

Summary of Option 1

6.4 The table above shows that Option 1 performs best when appraised against the 25 sustainability objectives. Indeed, Option 1 performs particularly well against those sustainability objectives concerned with improvements to landscape and townscape quality and character. This balanced option seeks to create an attractive living and working environment, through (i) the attainment of high urban design standards, (ii) the establishment of well-designed, safe and pedestrian-friendly streets, (iii) the creation of an attractive riverside walkway, and (iv) the construction of 5 green links from the Riverside to the Ordsall Neighbourhood beyond.

6.5 Further, Option 1 performs well against sustainability objectives 15, 16 and 19, which seek both sustainable economic and residential development. In terms of residential development, Option 1 encourages the construction of a mix of housing types, tenures and sizes, with good access to key facilities. These facilities include (i) Cornbrook station,

(ii) public open space, (iii) retail amenities, and (iv) community facilities within the existing Ordsall Neighbourhood.

- 6.6 The impact of Option 1 on several of the sustainability objectives is, however, uncertain. These objectives relate to the encouragement of energy efficiency and reduced contributions to climate change and are as follows:
- Objective 6 (air quality): Given that Option 1 involves both substantial residential and commercial development, volumes of traffic are likely to increase, having an associated negative impact on air quality. This newly generated traffic will, however, be predominantly private cars, as opposed to the industrial traffic at present. Option 1 may therefore improve air quality within the area. In addition, the creation of more open space will have a positive impact on air quality.
 - Objectives 7 (to reduce contributions to climate change) and 8 (to minimise the impacts of climate change): Given the uncertain impact of Option 1 on air quality, the associated contribution to climate change is equally uncertain.
 - Objective 9 (to ensure the prudent use of natural resources): The consideration of natural resource use was beyond the brief of the Ordsall Riverside Masterplan. As such, the impact of this option is uncertain. In other words, the impact will depend on how the Masterplan is built out and the extent to which energy efficiency and sustainability standards are implemented.
 - Objective 13 (to minimise noise pollution): The construction of the Ordsall Riverside Masterplan will result in raised levels of noise pollution. Once completed, for example, the associated increase in traffic volumes may increase noise pollution, although the predominance of private cars, as opposed to industrial traffic, may reduce the severity of this negative impact. In addition, the impact of Option 1 will depend heavily on how the Masterplan is built out, and the extent to which measures are taken on the level of individual buildings to minimise such pollution.

- 6.7 Option 1 will only have a negative impact on one sustainability objective, namely objective 22 (to reduce traffic volumes). The considerable construction proposed for the site, including both residential and commercial development, will undoubtedly result in increased traffic volumes. Although, it should be noted that the nature of such traffic will be different. At present, the area is dominated by industrial traffic. Once completed, however, the traffic within the Ordsall area will be predominately private cars.

Summary of Option 2

- 6.8 Option 2 performs similarly against many of the sustainability objectives as Option 1, including those objectives concerned with improvements to townscape and landscape quality and character, as well as those concerned with sustainable residential and commercial development (see paragraphs 6.4 and 6.5 above).
- 6.9 Option 2 does, however, perform slightly better than Option 1 against sustainability objective 1 (to secure a sustainable increase in the city's population). This better performance is accounted for given that Option 2 involves the creation of approximately 445 dwellings in addition to the proposals in Option 1.
- 6.10 Option 2 performs particularly poorly against two of the sustainability objectives. Firstly, it is predicted that Option 2 will have a negative impact on sustainability objective 12 (to ensure light levels are appropriate to the situation). Option 2 involves the raising of building heights along the Riverside. Heights of 8 storeys with one additional storey set

back will be encouraged. These taller buildings may result in the overshadowing of parts of the existing Ordsall Neighbourhood. Secondly, it is predicted that Option 2 will have a major negative impact on sustainability objective 22 (to reduce traffic volumes). Option 2 proposes the construction of approximately 445 dwellings in addition to the proposals in Option 1. The Ordsall Masterplan area will therefore have to accommodate a greater number of private cars.

- 6.11 Finally, the uncertain impact of Option 2 against sustainability objectives 6, 7, 9 and 13 is the same as outlined for Option 1 in paragraph 6.6 above. It is considered more likely, however, that under Option 2 this impact will be negative, given the greater level of residential development proposed.

Summary of Option 3

- 6.12 Option 3 performs more poorly than both Options 1 and 2 against those sustainability objectives concerned with improvements to townscape and landscape quality and character. This poor performance is as a result of a reduced amount of new public open space as part of Option 3.
- 6.13 Option 3 also performs poorly against sustainability objective 22 (to reduce traffic volumes). Option 3 proposes the construction of 11% more commercial floorspace and 6% more small business floorspace than Option 1. This greater level of development will result in an associated increase in traffic volumes.
- 6.14 The uncertain impact of Option 3 against sustainability objectives 6, 7, 9 and 13 is the same as outlined for Option 1 in paragraph 6.6. As with Option 2, however, it is considered more likely that under Option 3 this impact will be negative, given the greater level of commercial development proposed.
- 6.15 Finally, it should be noted that whilst Option 3 represents a significant improvement in economic terms compared to the current situation, the beneficial effects will be less marked than for Options 1 and 2. Given the reduced amount of public open space proposed within this Option, the resultant environment will not be so attractive both in terms of living and working and therefore commercial and residential values will be lower, and individuals will not be so readily attracted to the area.

Conclusion of the broad options appraisal

- 6.16 In conclusion, it is clear from the assessment of the three broad options that Option 1 (balanced approach) performs best against the sustainability objectives. Option 1 performs particularly well against those sustainability objectives concerned with improvements to landscape and townscape quality and character, as well as those which promote sustainable residential and economic development. There is only one sustainability objective against which an alternative option is considered to perform better; Option 2 performs better against sustainability objective 1 (to secure a sustainable increase in the city's population). This better performance is accounted for given that Option 2 proposes the construction of additional dwellings.

7.0 DETAILED APPRAISAL OF THE ORDSALL RIVERSIDE PLANNING GUIDANCE

7.1 Having established the clear sustainability benefits of Option 1 in the previous section, the Ordsall Riverside Planning Guidance further develops this option providing clear guidance for developers in relation to a number of topics, including employment, housing mix, the provision of public open space, urban design and key character areas. For clarity the policies within the Planning Guidance have been grouped into the following key objective groups:

- Encouraging a more efficient movement system
(Policies OR7 and OR8; and Masterplan objective 1)
- Improving the quality of the townscape
(Policies OR4, OR5, OR6 and OR7; and Masterplan objectives 2, 6, 11 and 12;
- Improving the quality of the environment and landscape
(Policies OR3 and OR6; and Masterplan objectives 3, 4 and 5)
- Encouraging sustainable economic development
(Policy OR1; and Masterplan objectives 8 and 9)
- Encouraging sustainable residential development
(Policy OR2; and Masterplan objectives 7 and 10)

7.2 The Planning Guidance identifies and provides policies for three character areas within the Ordsall Riverside area. These character area policies have been appraised against the sustainability objectives in addition to the groupings above, given that they are cross-cutting. The three character areas are as follows:

- A revitalised Exchange Quay
(Policy OR9)
- Riverside Living
(Policy OR10)
- Regent Road Quarter
(Policy OR11)

7.2 The effects of the Ordsall Riverside Planning Guidance, using the above groupings, have been assessed in detail in Appendix 4. Explanations of the terminology are outlined below.

Impact of policies

7.3 The impact of the Planning Guidance policies and the Masterplan objectives against the sustainability objectives were recorded on a 6 point scale as below:

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

7.4 Other headings used in the appraisal of the Ordsall Riverside Planning Guidance include:

- *Timescale* – Three cut off points have been used to demonstrate whether the effect of the Masterplan objective against the sustainability objective will be short-term (0-3 years), medium-term (3-10 years) or long-term (10+ years).
- *Certainty* – This relates to the level of confidence for which the predicted impact might be expected to occur.
- *Scale* – This relates to the spatial scale of predicted impacts. Whether the impacts will occur at a site, local, neighbourhood, or city-wide level.
- *Permanence* – This is an assessment of whether the predicted impacts will be permanent or likely to undergo a reversal after a period of time.
- *Secondary effects* are not a direct result of the plan, but occur as a result of an alternative pathway or programme which in itself is a result of the plan, e.g. regeneration in relation to population increase.
- *Cumulative effects* arise when several small impacts, which individually are not significant, result in a combined effect which is significant.
- *Synergistic effects* occur when the total impact has greater value than the sum of the individual impacts.

7.5 The comments column allows some narrative to explain the predicted outcomes and effects of the Ordsall Riverside Planning Guidance on the sustainability objectives.

Summary of the detailed appraisal of the Ordsall Riverside Planning Guidance

7.6 Having appraised the Ordsall Riverside policies and objectives in detail within Appendix 4, it is clear that a significant number of the sustainability objectives are affected either positively or very positively by the implementation of the Ordsall Riverside Planning Guidance. In particular the following objectives are positively affected:

- To secure a sustainable increase in the city's population;
- To improve physical and mental health;
- To protect and enhance biodiversity;
- To protect and improve soil and land resources;
- To protect and enhance water resources;
- To protect and enable the appreciation of the city's heritage;
- To maintain and enhance the quality and character of landscape and townscape;
- To ensure light levels are appropriate to the situation
- To reduce crime and the fear of crime;
- To maximise sustainable economic growth;
- To enhance economic inclusion;
- To increase prosperity;
- To improve the city's knowledge base;
- To ensure that everyone has access to a good home;
- To improve accessibility to key facilities;
- To reduce the need to travel;
- To improve community cohesion;
- To increase involvement in decision making; and
- To improve perceptions of the city.

- 7.7 There are, however, several sustainability objectives against which the impact of the Guidance is uncertain. These objectives relate to air quality, climate change, resource use and noise pollution. Given that the Guidance encourages the development of new residential and commercial floorspace, there is likely to be a negative impact on the identified sustainability objectives. In order to ensure a more positive impact the Ordsall Riverside development must seek to attain the highest possible design and environmental standards. This will be guided by the Sustainable Design and Construction SPD (Salford City Council, March 2008).
- 7.8 The Guidance will also have an uncertain impact against sustainability objective 22 (to reduce traffic volumes). As noted above, traffic volumes are likely to increase rather than decrease given the scale of new development encouraged and especially given that OR2 states that a minimum of 30% of new residential dwellings should be family-orientated. The Guidance will, however, encourage greater public transport use and provide more attractive walking and cycling routes, in an effort to reduce traffic volumes over the longer-term.
- 7.9 In conclusion, the Ordsall Riverside Planning Guidance will result in clear benefits in terms of landscape and townscape quality and character. More particularly, the Guidance will encourage the development of a sustainable mixed-use area, within which (i) high design and environmental standards are adhered to, (ii) attractive and safe areas of public open space are created, and (iii) more sustainable modes of transport encouraged.
- 7.10 Whilst the SA process has anticipated that there will be many positive effects as a result of the implementation of the Planning Guidance, in some instances there is potential to maximise these beneficial effects:
- The creation of a riverside park and green links within the Ordsall Riverside area is predicted to have a positive effect on levels of biodiversity. This effect could be maximised by promoting plant species that will aid the protection and enhancement of rare or protected wildlife species. This would need to be undertaken in consultation with the Wildlife Trust.
 - The Planning Guidance encourages the creation of new dwellings. This will ensure that everyone has access to a good homes (sustainability objective 19). To maximise this benefit reference could be made to BREEAM and Eco-Homes standards.
 - The Planning Guidance is anticipated to have a positive impact on sustainability objective 14 (to reduce crime and the fear of crime). To maximise this benefit reference could be made to the principles of crime prevention and design solutions contained in national guidance on crime prevention, 'Safer Places: The Planning System and Crime Prevention'.

Limitations of the appraisal

- 7.11 Whilst Appendix 4 appraises both the Masterplan objectives and the Planning Guidance policies, it is worth noting that the impact of these objectives and principles may well have a less significant impact on the sustainability objectives than predicted. This is given that the Planning Guidance is simply a guide as to how the council will respond to planning applications if and when they are submitted. In other words, there is no certainty as to whether the aspirations outlined in the Masterplan, which were then taken forward as Planning Guidance, and the impacts predicted, will be delivered.

7.12 In addition, the Planning Guidance only contains policies on a limited number of topics. Other issues of potential significance for the SA are not included as they are dealt with by policies in other documents. These topics include, for example, biodiversity and sustainable drainage.

8.0 IMPLEMENTATION AND MONITORING

- 8.1 As the Planning Guidance is implemented it will be important to keep it under review and monitor the significant effects. This will allow the corroboration of the anticipated impacts, the identification of any unforeseen consequences and the undertaking of appropriate mitigation/remedial action where necessary. It is anticipated that monitoring will be undertaken as part of the Annual Monitoring Report.
- 8.2 Monitoring measures will be particularly important for those sustainability objectives identified in paragraphs 7.6 and 7.7 above, where the impact of the Guidance is either predicted to be uncertain or negative.
- 8.3 The following table outlines potential indicators.

Figure 8: Sustainability Indicators

Topic	Potential Indicators	Source
Deprivation	Crime levels (burglary, vehicle crime and juvenile nuisance)	Information Team, Spatial Planning (Salford City Council)
	% of people who like the neighbourhood they live in (to act as a proxy)	Quality of Life Survey
	Number of residents with Level 4/5 qualifications	Census data
	% of people with ill-health (including limiting long-term illness)	Quality of Life Survey/Census data
	Indices of Multiple Deprivation	DCLG
	% of households within a 10 minute walkband (800 metres) of a Metrolink station	Information Team, Spatial planning (Salford City Council)
	Mode of transport to work	Census data
Claimant rate	Salford City Council	
Environmental	% of households within a 10 minute walkband (800 metres) of a Neighbourhood Park	Information Team, Spatial planning (Salford City Council)
	Number of people using greenspace regularly and events taking place in greenspace	No data
	Number of community based groups linked to Parks/Greenspace sites	No data
	Achievement of specific Biodiversity Action Plan targets	Greater Manchester Ecology Unit
	Extent and condition of habitats included within the Greater Manchester Biodiversity Action Plan	Greater Manchester Ecology Unit

Topic	Potential Indicators	Source
	Are levels of NO ₂ and PM ₁₀ below the National Air Quality Objectives	Air Quality Progress Reports
	Visitor numbers to Ordsall Hall	Ordsall Hall
	Amount of eligible open space managed to green flag award standard	Salford City Council
Economic	% increase or decrease in the total number of VAT registered businesses in the area	Salford City Council
	Mode of travel to work	Census data
Housing	Average number of new affordable dwellings secured through the planning system per annum	Development Control database
	Average number of new dwellings (houses and apartments) constructed per annum	Development Control database
	Number of new dwellings built to Lifetime Homes, wheelchair standards per annum	Development Control database
	% of people who like the neighbourhood they live in (to act as a proxy)	Quality of Life Survey
	% increase in home energy efficiency	No data

Next steps

8.4 Once formal consultation on the Ordsall Riverside Planning Guidance and the SA report is complete, the next steps will involve:

- Appraising any significant changes proposed to the Planning Guidance and SA report, in light of the consultation;
- The adoption of the Guidance as a non-statutory document; and
- Confirmation of the monitoring arrangements.

APPENDIX 1: LINKS TO OTHER STRATEGIES, PLANS AND OBJECTIVES

General sustainable development

- The Johannesburg Declaration on Sustainable Development
- European Spatial Development Perspective
- 'A Better Quality of Life' – A Strategy for Sustainable Development in the UK
- Sustainability Appraisals of Regional Spatial Strategies and Local Development Frameworks (ODPM, 2005)
- Town and Country Planning Act (1990)
- Planning and Compulsory Purchase Act (2004)
- Planning Policy Statement 1, Creating Sustainable Communities
- Planning Policy Statement 12, Local Development Frameworks
- The North West Plan – Submitted Draft Regional Spatial Strategy (NWRDA, 2006)
- Action for Sustainability (2004)
- The Historic Environment: A Force for Our Future (DCMS, 2001)
- Central Salford Urban Regeneration Company Vision and Regeneration Framework
- City of Salford Unitary Development Plan (June, 2006)
- Salford City Council Local Development Scheme (July, 2006)
- 'Making the Vision Real' – Community Plan for Salford (2006-2016)
- Planning Obligations SPD (Salford City Council, March 2007)
- Sustainable Design and Construction SPD (Salford City Council, March 2008)

Social progress which recognises the needs of everyone

- Planning Policy Guidance Note 3 (January, 2005)
- Planning Policy Statement 3 (December 2006)
- Our Health, Our Care, Our Say (Department of Health, January 2006)
- Healthy Urban Planning (Barton and Tsourou, 2000)
- The North West Regional Housing Strategy (North West Regional Housing Board, 2005)
- Making the future happen in Salford: Our strategy for housing in Salford (2004-2006)
- Housing SPD (Salford City Council, May 2006)
- Housing Planning Guidance (Salford City Council, December 2006)
- Development Control Implementation Note: Affordable Housing (Salford City Council, May 2008)
- Design and Crime SPD (Salford City Council, July 2006)
- Design SPD (Salford City Council, March 2008)
- A Cultural Strategy for Salford (2002-2006)

Effective protection of the environment

- Kyoto Protocol (1997)
- European Union Sixth Environmental Action Plan
- European Directive 2001/42/EC (SEA Directive)
- European Directive 92/43/EEC and amended by 97/62/EC (Habitats Directive)
- European Directive 79/409/EEC
- Wildlife and Countryside Act 1981
- Countryside and Rights of Way Act (2000)
- The Environmental Assessment of Plans and Programmes Regulations 2004
- Planning Policy Guidance 17, Planning for Open Space, Sport and Recreation (DCLG, 2002)
- Planning Policy Statement 23, Planning and Pollution Control
- Planning Policy Guidance Note 24, Planning and Noise
- Planning Policy Statement 25, Development and Flood Risk
- Planning Policy Statement 9, Biodiversity and Geological Conservation
- The Water Framework Directive

- Planning Policy Guidance Note 15, Planning and the Historic Environment
- Planning Policy Guidance Note 16, Archaeology and Planning
- The Future of Transport – White Paper (2004)
- Planning Policy Guidance Note 13, Transport
- Environmental Quality in Spatial Planning (2005)
- The Countryside In and Around Towns (Countryside Agency and Groundwork, 2005)
- Landscape Character Assessment guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage, 2002)
- Countryside Character Volume 2: North West England (Countryside Commission)
- UK Biodiversity Action Plan (1994)
- UK Biodiversity Action Plan: Highlights from the 2005 reporting round (DEFRA, 2006)
- Accessible Natural Green Open Space Standards in Towns and Cities (Natural England)
- Greater Manchester Integrated Transport Strategy
- Greater Manchester Biodiversity Action Plan
- Salford City Council Greenspace Strategy SPD (Salford City Council, July 2006)
- Nature Conservation and Biodiversity SPD (Salford City Council, July 2006)
- Trees: Protection and Planting SPG (Salford City Council, May 2002)
- Flood Risk and Development Planning Guidance (Salford City Council, May 2008)
- Irwell City Park Planning Guidance (Salford City Council, March 2008)

Prudent use of natural resources

- Planning Policy Statement 22, Renewable energy
- BREEAM/Eco-Homes
- EU Landfill Directive
- Energy White Paper: Our Energy Future, Creating a Low Carbon Economy (DTI, 2003)
- UK Waste Strategy (DEFRA, 2000)

Maintaining a vibrant, flourishing and diverse economy

- Planning Policy Guidance Note 4, Industrial, Commercial Development and Small Firms
- Planning Policy Statement 6, Planning for Town Centres
- Planning Policy Guidance Note 21, Tourism
- North West Regional Economic Strategy (North West Regional Development Agency, 2006)
- Economic Development Strategy for Salford 2004-2007 (Partners IN Salford)
- Telecommunications SPD (Salford City Council, March 2007)
- Development Control Practice Note: UDP Policy E5 – Development in Established Employment Areas (Salford City Council, February 2007)

APPENDIX 2: BASELINE CHARACTERISTICS

Population

The Ordsall Riverside study area has a total population of 1560 people (2001 Census). It should be recognised however, that this figure is an underestimate given the recent construction of housing within the Masterplan area. Of the total population within the study area 18% are aged 20 or under. This figure is considerably lower than that for Salford (28%) and the North West more generally (27%). By contrast, the study area has a greater number of young working age individuals; 34% of the study area is aged between 21 and 40. This compares to 29% and 27% for Salford and the North West respectively. This is likely to be explained by the nature of the housing stock not being of sufficient size to accommodate families but due to the price and size of the dwelling being suitable as starter homes for young working couples.

In terms of the ethnic make-up of the study area, the population predominantly comprises White individuals (95.6%). This is in general conformity with Salford and the North West of England, within which 96.1% and 94.4% of the population are of White ethnic origin respectively.

Figure A1: Ethnic origin of residents in the study area

Ethnic Origin	% of Study Area	% of Salford	% of North West
White	95.6	96.1	94.4
Mixed	0.8	1.0	0.9
Asian or Asian British	1.0	1.4	3.4
Black or Black British	1.4	0.6	0.6
Chinese or Other	1.1	0.9	0.6

Source: 2001 Census

Figure A2: Population of the study area by age

Age Group	% of Study Area	% of Salford	% of North West
0-10	10	14	14
11-20	8	14	13
21-30	19	14	12
31-40	15	15	15
41-50	11	12	13
51-60	13	11	12
61-70	12	10	9
71-79	7	6	7
80+	4	4	4

Source: 2001 Census

Employment

Within the Ordsall study area 648 individuals are economically active, this constitutes 42% of the total resident population. Of those who are economically active, in other words between the ages of 16 and 74, 69.6% are full-time employees. This figure is higher than for Salford (63.3%) and for the North West (60.7%), however as Figure 6 illustrates many of these people are employed in low wage, low skilled jobs. The low number of people in self-employment suggests low levels of entrepreneurialism in the area.

Figure A3: Employment

Category	% of Study Area	% of Salford	% of North West
Economically Active Employee Part Time	14.2	17.0	18.6
Economically Active Employee Full Time	69.6	63.3	60.7
Economically Active Self-employed with Employees	1.7	3.3	4.3
Economically Active Self-employed without Employees	2.9	5.4	6.8
Economically Active Unemployed	7.4	6.1	5.7
Economically Active Full-time Students	4.2	4.8	4.0

Source: 2001 Census

Unemployment

The study area does, however, suffer a higher incidence of unemployment. At the 2001 Census 7.4% of those within the economically active age bracket were unemployed, compared to 6.1% for Salford and 5.7% for the North West. This could be a result of the study area having a high proportion of working age individuals, combined with a lack of suitable local job opportunities.

Occupation

Figure A4: Occupation groups

Occupation	% of Study Area	% of Salford	% of North West
Managers and senior people	12.6	12.2	13.7
Professional occupations	7.7	9.1	10.4
Associate professional and technical occupations	14.8	12.4	12.8
Administrative and secretarial occupations	16.3	15.1	13.1
Skilled trades occupations	6.1	10.6	11.7
Personal service occupations	8.1	8.1	7.6
Sales and customer service occupations	8.4	8.6	8.3
Process, plant and machine operatives	7.7	9.9	9.8
Elementary occupations	18.2	14.1	12.5

Source: 2001 Census

35% of those working in the Ordsall Riverside study area are employed within managerial, professional, associate professional or technical occupations. This compares very closely with the figure for Salford (34%) and the North West (37%). Indeed, Salford has a strong service sector, with education and health, as well as financial and business services providing rich sources of employment.

The study area does, however, have a large number of individuals employed in less skilled occupations, including sales and customer services; process, plant and machine operatives; and elementary occupations. Indeed, 18.2% of the Ordsall study area working population are involved

in elementary occupations, in comparison to 14.1% in Salford and 12.5% in the North West more generally.

Deprivation

According to the UDP large parts of Central Salford suffer from significant problems in relation to deprivation, with 'low demand and obsolete housing, derelict and underused land and buildings, and poor environmental quality being identified as particular problems'. This is endorsed by the Local Index of Deprivation 2000, which states that 9 wards in Salford fall within the top 10% most deprived wards in the country.

At the ward level, Ordsall is identified as the 4th most deprived ward in Salford, and is within the top 10% most deprived areas nationally. Ordsall performs particularly badly with regards to education and child poverty, reinforcing the cycle of deprivation in future generations. Indeed, Ordsall is ranked 16th nationally for education deprivation and 12th under the child poverty index.

Households

At the 2001 Census there were 1058 households within the Ordsall Riverside study area, almost 98% of which are within Council Tax Band A, suggesting very low property values. This can have the effect of trapping people within the area as they are unable to property prices elsewhere. This figure is considerably higher than for Salford (58.4%) and the North West (43.5%). The Ordsall Riverside study area therefore has fewer properties within the higher Council Tax Band brackets.

Figure A5: Council tax bands in the Ordsall Riverside study area

Council Tax Band	% of Study Area	% of Salford	% of North West
Band A	97.8	58.4	43.5
Band B	2.0	18.0	18.9
Band C	0.1	13.1	17.2
Band D	0.1	5.7	9.7
Band E	0	2.8	5.7
Band F	0	1.2	2.8
Band G	0	0.8	1.9
Band H	0	0.1	0.2
Band X: Unallocated	0	0	0

Source: 2001 Census

Type of Dwelling

Nearly half of the properties within the Ordsall Riverside study area are flats, maisonettes and apartments (49.6%), compared to 21.5% for Salford and 13.6% for the North West. The study area also has a higher proportion of terraces (36.7%) in comparison with Salford (32.5%) and the North West (31.7%). As a result there are few detached or semi-detached properties within the Ordsall Riverside study area, resulting in a lack of sizeable properties, suitable for families.

Figure A6: Dwelling Types in the Ordsall Riverside Area

Type of Dwelling	% of Study Area	% of Salford	% of North West
Detached house or bungalow	2.5	8.6	17.6
Semi-detached house or bungalow	11.1	37.0	36.5
Terraced house or bungalow	36.7	32.5	31.7
Flat, maisonette or apartment	49.6	21.5	13.6
Caravan or other mobile or temporary structure	0	0.1	0.3
Shared dwelling	0	0.2	0.2

Source: 2001 Census

Tenure

Within the Ordsall Riverside study area 25.1% of householders own their property. This figure is considerably lower than for Salford and the North West, which have figures of 56.4% and 69.3% respectively. Data from the 2001 Census also reveals that the number of socially rented properties within the study area is much greater than elsewhere within Salford and the North West. This is to be expected given the high levels of deprivation within the area, coupled with increasing house prices.

Figure A7: Household Tenure in the Ordsall Riverside Area

Tenure	% of Study Area	% of Salford	% of North West
Owned	25.1	56.4	69.3
Social Rented	59.8	31.4	20.1
Private Rented	10.6	8.9	8.5
Living Rent Free	4.6	3.3	2.1

Source: 2001 Census

Density

Population Density within the Ordsall Riverside study area is 19 people per hectare (2001 Census). This is slightly lower than the figure for Salford, which has a population density of 22 people per hectare. It is important to note, however, that the figure for the Ordsall Riverside study area will not be a true reflection of population density within *residential* areas, given the predominance of low-density employment uses within the Ordsall Riverside Masterplan area.

Land Use

An analysis of land use distribution within the Ordsall Riverside study area reveals a significant shortage of greenspace. Indeed, only 25.8% of the total area is greenspace in comparison with 56.7% for Salford. Moreover, the study area is dominated by infrastructure provision, with 22.2% of the area taken up by roads, paths and rail.

In addition, a large proportion of the Ordsall Riverside study area is used for non-domestic buildings (13.7%). This should be expected, however, given the predominance of employment buildings within the Masterplan area, which are still used for a mix of manufacturing, distribution and similar employment uses.

Figure A8: Land Uses in the Ordsall Riverside Area

Land Use	% of Study Area	% of Salford	% of North West
Domestic buildings	5.6	5.5	1.4
Non-domestic buildings	13.7	3.7	0.8
Road	18.8	10.6	2.8
Path	2.9	0.6	0.1
Rail	0.5	0.7	0.2
Gardens	10.0	14.7	4.2
Greenspace	25.8	56.7	84.0
Water	3.9	1.8	5.1
Other land uses	19.6	6.1	1.5
Unclassified land	0	0	0

Source: 2001 Census

Listed buildings

There are 275 buildings in the city of Salford that have an official listing status granted by English Heritage, 5 of which are Grade I Listed. Although none of these buildings fall within the Masterplan area, three are in are close spatial proximity and therefore worthy of note. Ordsall Hall on Ordsall Lane is a Grade I Listed building, which borders the Masterplan area; Trafford Road Bridge is a Grade II Listed structure; and St Clements Church, to the west of the Masterplan area is a Grade II Listed building. The Ordsall Riverside Masterplan will seek to protect and enhance the setting of these listed structures. In addition, there is one building of historic interest within the study area, namely Gresham Mill. This old industrial building has been converted into offices.

Conservation Areas

The Ordsall Riverside study area is not located within or adjacent to any Conservation Areas.

Biodiversity

The City of Salford UDP designates a site just to the west of the Masterplan area as a Site of Biological Importance (of more than local importance) for wildfowl. Sites of Biological Importance are a local nature conservation designation, and are identified from survey work undertaken by the Greater Manchester Ecology Unit. The identification of sites is based solely on the attributes of the site relating directly to its biological/ecological content. With specific reference to the Masterplan area it is considered that the main biodiversity interest is likely to be for birds breeding on buildings or using the canal corridor for foraging. Further, the Manchester Ship Canal has been classified as a coarse fishery under the EC Freshwater Fish Directive.

Water Quality

Under section 77 of the Water Industry Act 1991, local authorities are required to oversee the quality of all water supplies in their areas. The latest United Utilities' Drinking Water Quality Report (2005) states that the water quality in Manchester City is good, and that water supplied to this zone complied with all water quality standards in 2005.

In relation to water quality within the Manchester Ship Canal, the waters have, historically, been subject to considerable pollution and contamination. Since, 1989, however, a water quality management strategy has been implemented, and water quality routinely monitored by APEM, an environmental consultancy. A particular problem has been oxygen levels within the Manchester Ship Canal; the waters often approach anoxia (complete deprivation of oxygen supply) during the

summer months. APEM has therefore facilitated the construction of oxygen supply infrastructure. As a result, water quality has improved significantly and during 2002 water quality passed the mandatory guidelines on 100% of the sampling occasions.

Air Quality

Under the Environmental Protection Act 1995 local authorities are required to review air quality in their areas. The first round of Air Quality Review and Assessments in Salford were undertaken between 1999 and 2000, the outcome of which was the declaration (in June 2001) of Air Quality Management Areas for nitrogen dioxide and particles. More recently, a review has been undertaken between 2003 and 2004. It was concluded that out of the 7 pollutants assessed, 5 would meet the objectives (ozone, carbon monoxide, sulphur dioxide, benzene, and 1,3 butadiene), with a risk that two would not meet the objectives (nitrogen dioxide and particles (PM20)). The Ordsall Riverside study area therefore falls within a designated Air Quality Management Area for nitrogen dioxide and particles.

Although more detailed data assessing air quality within the Ordsall Riverside study area is unavailable, it can be surmised that, given the presence of several large and heavily-trafficked roads (A57, Ordsall Lane and Trafford Road), air quality will be relatively poor.

Townscape and Environmental Quality

The Townscape of the Ordsall Riverside study area is characterised by large industrial floorplates accommodating light industrial uses. Some of these buildings are vacant and in poor condition, and the majority have a poor relationship with the surrounding streets and public open spaces. As such, these spaces are poorly used and often considered unsafe. There are pockets of new development within the Masterplan site, including Lamba Court at the northern end of the site and Exchange Quay to the southern end of the site. Whilst these buildings are of a higher quality design and construction, their relationship with the public realm is similarly poor. Ordsall Park is the largest area of greenspace within the study area, and given its large catchment area should be well used. The Park, however, is poorly maintained and subject to anti-social behaviour. Finally, the setting of Ordsall Hall is currently very poor, with limited open space surrounding the buildings and poor pedestrian accessibility.

Transport and Travel

Within the Ordsall Riverside Study Area 57.8% of households do not own a car. This figure is significantly greater than for Salford (39.2%) and the North West as a whole (30.2%). This low percentage of car ownership could be considered a further consequence of deprivation within the study area.

Figure A9: Number of Households within Access to a Vehicle

Number of Vehicles	% of Study Area	% of Salford	% of North West
No car or van	57.8	39.2	30.2
1 car or van	36.1	41.9	43.5
2 cars or vans	5.4	15.8	21.5
3 cars or vans	0.4	2.4	3.7
4 or more cars or vans	0.4	0.7	1.0

Source: 2001 Census

Given that a high percentage of the resident population do not own a car or a van, a large proportion of people do not travel far to work. Indeed, 35.6% of people within the study area travel less than 2km to work. This percentage is considerably higher than for Salford (20.5%) and the North West more generally (21.2%). The Ordsall Riverside Masterplan will seek to encourage this

sustainable behaviour, with particular regard to improving local employment and better cycle facilities.

Figure A10: Distance that Residents Travel to Work

Travel Distance	% of Study Area	% of Salford	% of North West
Works mainly at or from home	5.3	7.4	8.4
Less than 2km	35.6	20.5	21.2
2km to less than 5km	31.4	25.1	22.6
5km to less than 10km	11.7	23.1	19.5
10km to less than 20km	8.5	14.0	14.3
20km to less than 30km	2.8	2.5	4.6
30km to less than 40km	1.0	1.0	1.9
40km to less than 60km	0.5	1.0	1.5
60km and over	0	1.8	2.1
No fixed place of work	3.8	3.5	3.5
Working outside the UK	0	0.2	0.2
Working at offshore installation	0	0.03	0.1

Source: 2001 Census

With regards to the mode of travel used by residents within the Ordsall Riverside study area, of those who work, 42.2% drive a car or a van. This figure, is lower than for Salford and the North West as a whole, which have percentages of 54.3% and 58.4% respectively. This can perhaps be explained by the comparatively low percentage of car ownership within the study area. As a result the mode of travel to work within the study area is relatively sustainable, with 22.8% travelling by foot. This compares to a smaller figure of 11.3% for Salford and 10.3% for the North West. However, if people are walking because other forms of transport are prohibitively expensive, this may restrict access to employment.

Figure A11: Mode of Travel for Work of Residents within the Ordsall Riverside Area

Mode of Travel	% of Study Area	% of Salford	% of North West
Works mainly at or from home	5.4	7.4	8.4
Underground, metro, light rail or tram	6.4	1.1	0.6
Train	1.2	1.1	1.9
Bus, minibus or coach	7.6	11.7	8.6
Taxi or minicab	3.2	1.5	0.8
Driving a car or van	42.2	54.3	58.4
Passenger in a car or van	6.7	8.0	7.5
Motorcycle, scooter or moped	0.5	0.9	0.9
Bicycle	3.5	2.3	2.3
On foot	22.8	11.3	10.3
Other	0.5	0.4	0.5

Source: 2001 Census

Road Traffic Accidents

Data from the 2001 Census reveals that pedestrians represent a much higher proportion (38.5%) of road traffic accident casualties within Salford than within the North West more generally (27.9%).

Although limited data is available with regards to accident rates within the Ordsall Riverside study area, one can surmise that rates will be relatively high given that there are several busy road

within the area (A57, Ordsall Lane and Trafford Road), and the high levels of employment generated traffic moving to and from the Masterplan site.

Education

Location of Schools

There are two primary schools located within the Ordsall Riverside study area:

- St Clement's Church of England Primary School, West Park Street
- St Joseph's Roman Catholic Primary School, St Joseph's Drive

The nearest secondary schools are as follows:

- The Albion High School, London Street
- All Hallows Roman Catholic High School, Weaste Lane

Qualifications

In comparison to Salford individuals within the Ordsall Riverside study area are poorly qualified. Indeed, 45.8% of individuals within the study area have no qualifications, compared to 35.5% within Salford and 31.9% in the North West. The prevalence of limited skills within the study area helps to explain the higher number of individuals employed within elementary occupations and the high incidence of deprivation.

Figure A12: Qualification Levels of Residents in the Ordsall Riverside Area

Level of Qualification	% of Study Area	% of Salford	% of North West
No qualifications	45.8	35.5	31.9
Level 1 qualifications	11.2	16.4	16.7
Level 2 qualifications	14.8	18.6	19.4
Level 3 qualifications	7.3	8.2	7.7
Level 4/5 qualifications	15.8	14.4	17.2
Level unknown	5.3	6.9	7.1

Source: 2001 Census

Community Facilities

With regards to the provision of community facilities, the following are located in close proximity to the Ordsall Masterplan site:

- Working Class Movement Library - Jubilee House, The Crescent
- Ordsall Community Arts Ltd – Ordsall Neighbourhood Office, Roberts Hall Street
- Ordsall Community Café Ltd – Tatton Street
- St Joseph's Church – St Joseph's Drive
- St Clement's Church – Parsonage Close
- Ordsall Health Centre – Regent Park Surgery

Health

Description of Health

54.2% of the residents within the Ordsall Riverside study area described their health as good (2001 Census). A further 24.8% described their health as fairly good and 21.0% as not good.

These figures compare poorly to Salford and the North West more generally. 64.7% within Salford, for example, describe their health as good and 11.0% describe their health as not good. The Ordsall Riverside Masterplan can have a limited impact on improving health through the creation of green spaces, making provision for community support facilities and through the promotion of standards of the built form.

Long-Term Illness

In relation to long-term illness, 31% of the resident population within the Ordsall Riverside study area have a limiting long-term illness (2001 Census). As with the figures for overall health presented above, this figure is considerably higher than for Salford and the North West, which have figures of 23% and 21% respectively.

Crime

As expected in deprived area, the Ordsall Riverside study area also suffers a disproportionate amount of crime and disorder. As part of the Community Safety Strategy 2005-2008, Salford City Council analysed patterns of crime. In 2003/2004 the main issues were:

- Anti-social behaviour accounts for 25% of reported crime and disorder incidents;
- Deliberate damage to property (criminal damage) accounts for 19% of all incidents;
- Vehicle crime accounts for 13% of all incidents;
- Violent crime accounts for 11% of all incidents;
- Domestic disputes accounts for 10% of all incidents;
- Domestic burglary accounts for 8% of all incidents;
- Burglary other accounts for 7% of all incidents; and
- Theft accounts for 6% of all incidents.

The Community Safety Strategy has therefore established four overarching aims, together with a series of more specific targets, to reduce crime and disorder within Salford. These aims are as follows:

- Reducing crime;
- Effectively tackling anti-social behaviour together with the community;
- Reducing the harm caused by drug and alcohol misuse; and
- Helping all our communities feel safer.

The Masterplan can contribute to the reduction of crime in new development by taking into account the guidance provided in 'Safer Places: The Planning System and Crime Prevention' prepared jointly by The Home Office and ODPM in 2004.

APPENDIX 3: BROAD ASSESSMENT OF THE ORDSALL RIVERSIDE MASTERPLAN OPTIONS

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To secure a sustainable increase in the city's population	+	The provision of housing on the Ordsall Riverside site will facilitate the sustainable increase in the city's population.	++	As for Option 1	+	As for Option 1
To improve physical and mental health	+	The provision of public open space within the Masterplan site, as well as better connections from the Ordsall Neighbourhood to the Riverside will provide more space for leisure and recreation, therefore facilitating improvements to physical health in particular.	+	As for Option 1	+	As for Option 1
To protect and enhance biodiversity	++	This option involves the creation of significant areas of new open space, including a Riverside park, as well as 5 green links to the Ordsall Neighbourhood beyond. These green spaces will serve to protect and enhance levels of biodiversity.	++	As for Option 1	+	As for Option 1 It should be noted, however, that the benefits in terms of biodiversity levels will be less marked, given the reduced amount of public space along the Riverside and the reduced number of green links from the Riverside to the Ordsall Neighbourhood.

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To protect and improve soil and land resources	++	This option involves the creation of significant areas of new open space, including a Riverside park, as well as 5 green links to the Ordsall Neighbourhood beyond. These green spaces will serve to protect and improve soil and land resources.	++	As for Option 1	+	As for Option 1 It should be noted, however, that the benefits in terms of biodiversity levels will be less marked, given the reduced amount of public space along the Riverside and the reduced number of green links from the Riverside to the Ordsall Neighbourhood.
To protect and enhance water resources	++	This option actively seeks to enhance water resources within the area, through the creation of a Riverside park and 5 green links to the Ordsall Neighbourhood beyond. These will allow for easier access to the Riverside and will provide a safe and attractive Riverside walk.	++	As for Option 1	+	As for Option 1 It should be noted, however, that the benefits in terms of water resources will be less marked, given the reduced amount of public space along the Riverside and the reduced number of green links from the Riverside to the Ordsall Neighbourhood. This reduced amount of public space will reduce the accessibility and legibility of the area's water resources.

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To improve air quality	?	Given that this option involves both substantial residential and commercial development, volumes of traffic are likely to increase, having an associated negative impact on air quality. This newly generated traffic will, however, be predominately private cars, as opposed to industrial traffic as at present. This option may therefore improve air quality within the area. In addition, the creation of more open space will have a positive impact on air quality.	?/-	As for Option 1 It should also be noted, however, that Option 2 involves the creation of approximately 445 additional dwellings. Option 2 may therefore have a more negative impact on air quality than Option 1.	?/-	As for Option 1 It should be noted, however, that Option 3 involves the creation of 11% more commercial floorspace and 6% more small business floorspace. Option 3 may therefore have a more negative impact on air quality than Option 1.
To reduce contributions to climate change	?	Given the uncertain impact of this option on air quality, the associated contribution to climate change is equally uncertain. It should be noted, however, that by making public transport, walking and cycling more appealing alternatives, contributions to climate change as a result of vehicle emissions could potentially be reduced.	?	As for Option 1	?	As for Option 1
To minimise the impacts of climate change	?	Given the uncertain impact of this option on air quality, the associated contribution to climate change is equally uncertain.	?	As for Option 1	?	As for Option 1

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To ensure the prudent use of natural resources	?	The consideration of natural resource use was beyond the brief of the Ordsall Riverside Masterplan. As such, the impact of this option on the use of natural resources is uncertain. In other words, the impact of this option on the sustainability objective will depend on how the Masterplan is built out and the extent to which energy efficiency and sustainability is implemented.	?/-	As for Option 1 It should be noted, however, that Option 2 involves the creation of approximately 445 additional dwellings. Option 2 may therefore have a more negative impact on the use of natural resources than Option 1.	?/-	As for Option 1 It should be noted, however, that Option 3 involves the creation of 11% more additional commercial floorspace and 6% more small business floorspace than Option 1. Option 3 may therefore have a more negative impact on the use of natural resources.
To protect and enable the appreciation of the city's heritage	++	This option actively seeks to protect and enable the appreciation of the city's heritage. Most significantly this option involves the creation of a broad green link from the Riverside to Ordsall Hall, a Grade I listed building adjacent to the Masterplan study area. This green link serves to improve the accessibility and legibility of Ordsall Hall, as well as improving its setting.	++	As for Option 1	0	Option 3 provides limited public open space around Ordsall Hall. As such, the setting of the Grade I listed building is not enhanced.

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To maintain and enhance the quality and character of landscape and townscape	++	This option significantly enhances the quality and character of both the landscape and townscape within the area. In terms of the townscape the development proposals will significantly improve the building stock and will promote high standards of urban design. With regards to landscape quality and character this option will create significant areas of new open space, which are both safe and attractive.	++	As for Option 1	+	As for Option 1 It should be noted, however, that Option 3 has a reduced amount of new public open space in comparison to Options 1 and 2. The associated benefits with regards to the quality and character of the landscape will therefore be less marked under Option 3.
To ensure light levels are appropriate to the situation	+	This option ensures appropriate light levels across the Masterplan area, through the careful consideration of building heights. Residential building heights are highest along the Riverside, stepping down towards the Ordsall Neighbourhood in order to protect residential amenity. The taller commercial buildings are concentrated to the far north and south of the Masterplan area, where residential areas will not be so directly affected.	-	This option involves the raising of building heights along the Riverside. Heights of 8 storeys with one additional storey set back will be encouraged. These taller buildings may result in the overshadowing of parts of the existing Ordsall Neighbourhood. As such, Option 2 will have a negative impact on light levels within the area.	+	As for Option 1

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To minimise noise pollution	?	<p>This option will have an uncertain impact on levels of noise pollution. The construction of the Ordsall Riverside Masterplan will, for example, result in raised levels of noise pollution. Once completed, the associated increase in traffic volumes may also serve to increase noise pollution, although the predominance of private cars, as opposed to industrial traffic, may result in decrease noise pollution levels.</p> <p>In addition, the impact of this option on noise pollution will depend heavily on how the Masterplan is built out, and the extent to which measures are taken on the level of individual buildings to minimise such pollution.</p>	?/-	<p>As for Option 1</p> <p>It should be noted, however, that Option 2 involves the creation of approximately 445 additional dwellings. Option 2 may therefore have a more negative impact on levels of noise pollution, both at the construction stage and after completion, as a result of more residents and associated traffic.</p>	?/-	<p>As for Option 1</p> <p>It should be noted, however, that Option 3 involves the creation of 11% more commercial floorspace and 6% more small business floorspace than Option 1. Option 3 may therefore have a more negative impact on levels of noise pollution both at the construction stage and after completion, as a result of more workers and associated traffic.</p>

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To reduce crime and the fear of crime	++	This option actively seeks to reduce crime and the fear of crime. The Masterplan, for example, ensures that areas of open space are well overlooked, and that there is a good relationship between the surrounding buildings and such areas of public open space. This option therefore ensures that areas of open space are both safe and attractive to use. In addition, the promotion of the Ordsall Riverside area as a mixed-use development will mean that the area is active both during the day and during the evening, resulting in a reduction of crime rates, as well as the fear of crime.	++	As for Option 1	++	As for Option 1 It should be noted, however, that Option 3 has a reduced number of green links from the Riverside to the Ordsall Neighbourhood beyond. As a result parts of the Masterplan area, particularly to the south, are less accessible and the fear of crime may be increased. Option 3 does, however, still promote good design principles, including the key relationship between buildings adjacent to areas of open space.
To maximise sustainable economic growth	++	This option encourages the development of commercial space as part of a broader mixed-use development scheme. In addition, a range of floorspace is provided, including space for small business units. This will encourage sustainable economic growth.	++	As for Option 1	++	As for Option 1
To enhance economic inclusion	+	This option will encourage economic inclusion through the provision of small business floorspace.	+	As for Option 1	+	As for Option 1

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To increase prosperity	+	The creation of new commercial floorspace and dwellings within the Masterplan area will serve to increase prosperity. Commercial development will encourage inward investment, whilst residential development will result in more individuals able to spend their wealth in the area.	+	As for Option 1	+	As for Option 1 It should be noted, however, that the positive impact of Option 3 on prosperity levels is likely to be less marked, given that the reduced amount of public space will result in a less attractive working and living environment. As a result commercial and residential values will be lower.
To improve the city's knowledge base	+	This option will encourage inward investment into the area. This will ultimately attract higher skilled workers to the study area. The provision of small business space in particular will attract highly skilled individuals.	+	As for Option 1	+	As for Option 1
To ensure that everyone has access to a good home	++	This option actively seeks to ensure that everyone has access to a good home, through the creation of a suitable mix of housing types (family housing and apartments), tenures and sizes. 20% of the new dwellings will be affordable.	++	As for Option 1 It should be noted, however, that Option 2 involves the creation of approximately 445 additional dwellings. Option 2 may therefore have a more positive impact on this sustainability objective.	++	As for Option 1

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To improve accessibility to key facilities	++	This option actively seeks to improve accessibility to key facilities. These include (i) Cornbrook station via a new pedestrian bridge, (ii) Ordsall Hall via a new green link, (iii) the Riverside with the creation of a new linear park, and (iv) the community facilities within the existing Ordsall Neighbourhood.	++	As for Option 1	+	As for Option 1 It should be noted, however, that Option 3 has a reduced amount of new public open space in comparison to Options 1 and 2. As such, accessibility to open space will be reduced under Option 3.
To reduce the need to travel	+	This option will reduce the need to travel in two ways. Firstly the Masterplan promotes mixed-use development, enabling individuals to live close to their place of work. Secondly, the creation of a new pedestrian bridge to connect with Cornbrook station will encourage the use of public transport.	+	As for Option 1	+	As for Option 1
To reduce traffic volumes	-	Given that this option proposes the construction of a large number of dwellings and commercial floorspace it is likely the traffic volumes within the area will increase. It should be noted, however, that the encouragement of public transport use, walking and cycling could ultimately reduce traffic volumes.	--	As for Option 1 It should be noted, however, that Option 2 involves the creation of approximately 445 additional dwellings. Option 2 may therefore have a more negative impact on traffic volumes than Option 1.	--	As for Option 1 It should be noted, however, that Option 3 involves the creation of 11% more commercial floorspace and 6% more small business floorspace than Option 1. Option 3 may therefore have a more negative impact on traffic volumes.

SA Objective	Option 1		Option 2		Option 3	
	Effect	Comments/Mitigation	Effect	Comments/Mitigation	Effect	Comments/Mitigation
To improve community cohesion	+	This option actively seeks to improve community cohesion through the creation of green links from the Riverside to the Ordsall Neighbourhood beyond. This will encourage the integration of the established Ordsall community with the new residents within the Ordsall Masterplan area.	+	As for Option 1	+	As for Option 1
To increase involvement in decision-making	+	In developing this option consultation has been undertaken with stakeholders and community groups. As such the vision for the Ordsall Riverside Masterplan site is a shared vision.	+	As for Option 1	+	As for Option 1
To improve perceptions of the city	++	This option actively seeks to improve perceptions of Salford, through the creation of a more attractive landscape and townscape. This includes the creation of new Riverside park, green links from the Riverside to the Ordsall Neighbourhood beyond, a mix of residential and commercial development and the promotion of high standards of urban design.	++	As for Option 1	+	As for Option 1 It should be noted, however, that Option 3 has a reduced amount of new public open space in comparison to Options 1 and 2. The associated benefits with regards to improved perceptions of the city will therefore be less marked under Option 3.

APPENDIX 4: DETAILED APPRAISAL OF THE ORDSALL RIVERSIDE PLANNING GUIDANCE

Appraisal of objective group 1: Encouraging a more efficient movement system

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, Synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By making Cornbrook station more accessible, individuals may be attracted to the Ordsall Riverside area, therefore securing a sustainable increase in the city's population over the long-term.
To improve physical and mental health	+	+	+	Medium	Local	Reversible	Secondary	By encouraging the use of public transport, as well as walking and cycling, there may be a beneficial impact on health.
To protect and enhance biodiversity	0	0	0	N/A	N/A	N/A	N/A	N/A
To protect and improve soil and land resources	0	0	0	N/A	N/A	N/A	N/A	N/A
To protect and enhance water resources	0	0	0	N/A	N/A	N/A	N/A	N/A
To improve air quality	0	+	+	Medium	Local	Reversible	Secondary	By making public transport a more attractive alternative, private car use may be reduced, having a positive impact on air quality.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, Synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To reduce contributions to climate change	?	?	?					If private car use falls, contributions to climate change may also be reduced.
To minimise the impacts of climate change	?	?	?					If private car use falls, the impacts of climate change may also be reduced.
To ensure the prudent use of natural resources	0	+	+	Medium	Local	Reversible	Secondary	If private car use falls, there will be a secondary positive impact on the use of natural resources.
To protect and enable the appreciation of the city's heritage	0	0	0	N/A	N/A	N/A	N/A	N/A
To maintain and enhance the quality and character of landscape and townscape	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure light levels are appropriate to the situation	0	0	0	N/A	N/A	N/A	N/A	N/A
To minimise noise pollution	0	+	+					If private car use falls, there will be a secondary positive impact on noise pollution.
To reduce crime and the fear of crime	0	0	0	N/A	N/A	N/A	N/A	N/A

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, Synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To maximise sustainable economic growth	+	++	++	Medium	Local	Reversible	Secondary	By ensuring greater accessibility to Cornbrook station, workers within the Ordsall Masterplan area will be encouraged to travel to and from work by public transport. This will maximise sustainable economic growth.
To enhance economic inclusion	++	++	++	Medium	Local	Reversible	Secondary	By ensuring greater accessibility to Cornbrook station, economic inclusion will be encouraged, given that workers either with or without a car will be able to work within the Ordsall Masterplan area.
To increase prosperity	0	0	0	N/A	N/A	N/A	N/A	N/A
To improve the city's knowledge base	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure that everyone has access to a good home	0	0	0	N/A	N/A	N/A	N/A	N/A

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, Synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To improve accessibility to key facilities	++	++	++	High	Local	Reversible		The new pedestrian bridge will improve accessibility to a key facility, namely Cornbrook Metrolink station and the excellent public transport services that this station offers.
To reduce the need to travel	++	++	++	High	Local	Reversible		By ensuring greater accessibility to Cornbrook station, public transport use will be encouraged, therefore reducing the need to travel by private car.
To reduce traffic volumes	?	?	?					If public transport use increases as a result of the new pedestrian link to Cornbrook station, traffic volumes will subsequently be reduced.
To improve community cohesion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan both stakeholders and community groups have been consulted. This process of consultation will continue to inform the Masterplan as it develops.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, Synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To improve perceptions of the city	+	+	+	High	City	Reversible		The new pedestrian bridge will improve perceptions of Salford, as a sustainable and public transport oriented city.

Appraisal of objective group 2: Improving the quality of the townscape

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	The improvement of townscape quality and character within the Ordsall area will ultimately attract more individuals to live and work in the Masterplan site, ensuring a sustainable increase in the city's population over the long term.
To improve physical and mental health	0	+	+	Medium	Local	Reversible	Cumulative	By creating a safe and attractive environment for both pedestrians and cyclists the physical and mental health of individuals will be improved.
To protect and enhance biodiversity	+	+	+	High	Local	Reversible		The transformation of Ordsall Lane into an attractive tree-lined street will protect and enhance biodiversity.
To protect and improve soil and land resources	?	?	?					Whilst high design and environmental standards are sought within the Ordsall

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To protect and enhance water resources	?	?	?					Riverside Masterplan, the construction of a significant number of new dwellings, as well as commercial floorspace, will result in greater pressure on land and water resources.
To improve air quality	0	+	+	Medium	Local	Reversible	Secondary	If people are encouraged to walk, cycle or use public transport as a result of improvements to the townscape, air quality could be improved.
To reduce contributions to climate change	?	?	?					If private car use falls, contributions to climate change may also be reduced.
To minimise the impacts of climate change	?	?	?					If private car use falls, the impacts of climate change may also be reduced.
To ensure the prudent use of natural resources	?	?	?					Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the construction of a significant number of new dwellings, as well as commercial floorspace will result in an increased use of natural resources.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To protect and enable the appreciation of the city's heritage	++	++	++	High	City	Reversible		The objectives related to townscape quality and character actively seek to enhance the setting of Ordsall Hall, a Grade I listed building adjacent to the Masterplan site.
To maintain and enhance the quality and character of landscape and townscape	++	++	++	High	Local	Reversible		The townscape quality and character of the Ordsall area will be improved through (i) the creation of Ordsall Lane as an attractive tree-lined street, (ii) the encouragement of development that is sensitive to and responds to its context, (iii) the enhancement of Ordsall Hall's setting, and (iv) the encouragement of high quality contemporary design with high environmental standards.
To ensure light levels are appropriate to the situation	++	++	++	High	Local	Reversible		Building heights are greatest along the waterfront, with lower heights adjacent to the existing Ordsall Neighbourhood. This will ensure that there are no issues with regards to overlooking and overshadowing.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To minimise noise pollution	?	?	?					<p>Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the construction of a significant number of new dwellings, as well as commercial floorspace, will likely result in an increase in noise pollution, particularly during the construction phase.</p> <p>In order to ensure that the proposed economic development has a more positive impact on noise pollution, high appropriate construction techniques and design standards must be used.</p>
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of a safe and attractive environment, which adheres to high standards of urban design, will ultimately serve to reduce crime and the fear of crime.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To maximise sustainable economic growth	+	+	+	High	Local	Reversible	Secondary	By improving the townscape quality and character of the Ordsall Riverside area, a more attractive working environment will be created, thereby attracting inward economic investment.
To enhance economic inclusion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	By improving the townscape quality and character of the Ordsall Riverside area, a more attractive working and living environment will be created. Inward economic investment will therefore be encouraged and workers and residents will spend their wealth in the area.
To improve the city's knowledge base	+	+	+	Medium	Local	Reversible	Secondary	By improving the townscape quality and character of the Ordsall Riverside area, a more attractive working environment will be created, attracting skilled individuals to the area.
To ensure that everyone has access to a good home	0	0	0	N/A	N/A	N/A	N/A	N/A

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To improve accessibility to key facilities	++	++	++	High	Local	Reversible		The Masterplan will increase access to key facilities, including Ordsall Hall, public open space, Cornbrook station, and community amenities within the existing Ordsall Neighbourhood.
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	By creating a safe and attractive environment for both pedestrians and cyclists the need to travel by private car will be reduced.
To reduce traffic volumes	?	?	?					If private car use falls, traffic volumes will be reduced.
To improve community cohesion	++	++	++	High	Local	Reversible		Development within the Ordsall Riverside area will be sensitive to and responsive to its context, most particularly the existing Ordsall Neighbourhood. This will help to ensure community cohesion.
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan both stakeholders and community groups have been consulted. This process of consultation will continue to inform the Masterplan as it develops.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To improve perceptions of the city	++	++	++	High	City	Reversible		The Masterplan seeks to improve the image of the area through high quality contemporary design of buildings and spaces that meets that highest environmental standards.

Appraisal of objective group 3: Improving the quality of the environment and landscape

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	The improvement of landscape quality and character within the Ordsall area will ultimately attract more individuals to live and work in the Masterplan site, ensuring a sustainable increase in the city's population over the long-term.
To improve physical and mental health	++	++	++	High	Local	Reversible	Secondary	By creating a safe and attractive environment for both pedestrians and cyclists the physical and mental health of individuals will be improved.
To protect and enhance biodiversity	++	++	++	High	City	Reversible		The creation of a Riverside park and green links from the waterfront to the existing Ordsall Neighbourhood beyond will protect and enhance biodiversity levels.
To protect and improve soil and land resources	++	++	++	High	Local	Reversible		The creation of a Riverside park and green links from the waterfront to the existing Ordsall Neighbourhood beyond will protect and improve soil and land resources.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To protect and enhance water resources	++	++	++	High	Local	Reversible		The creation of a Riverside park and green links from the waterfront to the existing Ordsall Neighbourhood beyond will protect and enhance water resources.
To improve air quality	0	+	+	Medium	Local	Reversible	Secondary	If people are encouraged to walk, cycle or use public transport as a result of improvements to the landscape, air quality could be improved.
To reduce contributions to climate change	?	?	?					If private car use falls, contributions to climate change may also be reduced.
To minimise the impacts of climate change	?	?	?					If private car use falls, the impacts of climate change may be reduced.
To ensure the prudent use of natural resources	0	0	0	N/A	N/A	N/A	N/A	N/A
To protect and enable the appreciation of the city's heritage	++	++	++	High	City	Reversible		The objectives related to landscape quality and character actively seek to enhance the setting of Ordsall Hall, a Grade I listed building adjacent to the Masterplan site.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To maintain and enhance the quality and character of landscape and townscape	++	++	++	High	Local	Reversible		The landscape quality of the Ordsall area will be improved through (i) the establishment of a network of well designed and attractive streets that open up access to the Riverside, (ii) the provision of a distinctive riverside setting, and (iii) the creation of a linear riverside park.
To ensure light levels are appropriate to the situation	0	0	0	N/A	N/A	N/A	N/A	N/A
To minimise noise pollution	0	0	0	N/A	N/A	N/A	N/A	N/A
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of a safe and attractive environment which is well used will ultimately serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	+	+	+	Medium	Local	Reversible	Secondary	By improving the landscape quality and character of the Ordsall Riverside area, a more attractive working environment will be created, thereby attracting inward economic investment.
To enhance economic inclusion	0	0	0	N/A	N/A	N/A	N/A	N/A

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	By improving the landscape quality and character of the Ordsall Riverside area, a more attractive working and living environment will be created. Inward economic investment will therefore be encouraged, and workers and residents will spend their wealth in the area.
To improve the city's knowledge base	+	+	+	Medium	Local	Reversible	Secondary	By improving the landscape quality and character of the Ordsall Riverside area, a more attractive working environment will be created. Skilled individuals will therefore be attracted to the area.
To ensure that everyone has access to a good home	0	0	0	N/A	N/A	N/A	N/A	N/A
To improve accessibility to key facilities	+	+	+	High	Local	Reversible		The Masterplan through environmental improvements will increase access to the riverfront, Ordsall Hall, Cornbrook station, and existing community amenities in the Ordsall Neighbourhood.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	By creating a safe and attractive environment for both pedestrians and cyclists the need to travel by private car will be reduced.
To reduce traffic volumes	?	?	?					If private car use falls, traffic volumes will be reduced.
To improve community cohesion	+	+	+	High	Local	Reversible		The new public open spaces will provide a place for residents and workers to congregate and interact. This will serve to improve community cohesion.
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan both stakeholders and community groups have been consulted. This process of consultation will continue to inform the Masterplan as it develops.
To improve perceptions of the city	++	++	++	High	City	Reversible		The creation of new public open space will improve the perception of Salford, as a sustainable, attractive and green city.

Appraisal of objective group 4: Encouraging sustainable economic development

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By providing commercial floorspace and thereby encouraging inward economic, individuals will be attracted to the Ordsall area to live and work. This will secure a sustainable increase in the city's population.
To improve physical and mental health	0	0	0	N/A	N/A	N/A	N/A	N/A
To protect and enhance biodiversity	?	?	?					The Masterplan proposes significantly more development than is currently located on the site, as a result there will be higher volumes of traffic and greater resource use. This could potentially have a negative environmental impact. In order to ensure that the proposed economic development has a more positive environmental impact, high standards must be attained, particularly in relation to energy efficiency
To protect and improve soil and land resources	?	?	?					
To protect and enhance water resources	?	?	?					
To improve air quality	?	?	?					
To reduce contributions to climate change	?	?	?					
To minimise the impacts of climate change	?	?	?					
To ensure the prudent use of	?	?	?					

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
natural resources								and resource use.
To protect and enable the appreciation of the city's heritage	0	0	0	N/A	N/A	N/A	N/A	N/A
To maintain and enhance the quality and character of landscape and townscape	?	?	?					In order to ensure a positive impact on landscape and townscape quality and character high design and environmental standards must be attained.
To ensure light levels are appropriate to the situation	+	+	+	High	Local	Reversible		The building heights for the proposed commercial development are sensitive to the surrounding context. As such, light levels will not be compromised by overshadowing.
To minimise noise pollution	?	?	?					Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the construction of a significant amount of commercial floorspace will likely result in an increase in noise pollution, particularly during the construction phase. In order to ensure that the

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3 years	3-10 years	10+ years					
								proposed economic development has a more positive impact on noise pollution, high appropriate construction techniques and design standards must be used.
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of well-designed and attractive buildings, with active frontages will serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	++	++	++	High	City	Reversible		The Masterplan proposes the construction of approximately 67,000 square metres of commercial floorspace and 32,700 square metres of small business floorspace. In addition, the location of such development in areas of good accessibility will ensure that the economic growth is sustainable.
To enhance economic inclusion	++	++	++	High	City	Reversible		The Masterplan proposes the construction of approximately 32,700 square metres of small business space. This will enhance economic inclusion.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To increase prosperity	+	+	+	High	Local	Reversible	Secondary	By encouraging inward economic investment, prosperity within the area will be increased.
To improve the city's knowledge base	0	+	+	Medium	Local	Reversible	Secondary	By encouraging inward economic investment within the area, skilled workers will be attracted to the area over the medium and longer term, thereby improving the city's knowledge base.
To ensure that everyone has access to a good home	0	0	0	N/A	N/A	N/A	N/A	N/A
To improve accessibility to key facilities	+	+	+	Medium	Local	Reversible		By encouraging economic development as part of a mixed use scheme, access to key facilities will be increased.
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	The mixed-use development of the Ordsall Riverside area may result in a reduced need to travel. In addition commercial development is concentrated in areas of good accessibility.
To reduce traffic volumes	?	?	?					Given the scale of commercial and small business development proposed within the Ordsall

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
								Riverside area traffic volumes are likely to increase. The Masterplan will, however, encourage greater public transport use, as well as cycling and walking.
To improve community cohesion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan both stakeholders and community groups have been consulted. This process of consultation will continue to inform the Masterplan as it develops.
To improve perceptions of the city	++	++	++	High	City	Reversible		By encouraging economic development within the Ordsall Riverside area, the perception of the area will be improved on a city-wide scale.

Appraisal of objective group 5: Encouraging sustainable residential development

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By providing a mix of new dwellings, individuals will be attracted to the Ordsall area, thereby securing a sustainable increase in the city's population.
To improve physical and mental health	0	0	0	N/A	N/A	N/A	N/A	N/A
To protect and enhance biodiversity	?	?	?					The Masterplan proposes significantly more development than is currently located on the site, as a result there will be higher volumes of traffic and greater resource use. This could potentially have a negative environmental impact. In order to ensure that the proposed economic development has a more positive environmental impact, high standards must be attained, particularly in relation to energy efficiency and resource use
To protect and improve soil and land resources	?	?	?					
To protect and enhance water resources	?	?	?					
To improve air quality	?	?	?					
To reduce contributions to climate change	?	?	?					
To minimise the impacts of climate change	?	?	?					
To ensure the prudent use of natural resources	?	?	?					
To protect and enable the	0	0	0	N/A	N/A	N/A	N/A	

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
appreciation of the city's heritage								
To maintain and enhance the quality and character of landscape and townscape	?	?	?					In order to ensure a positive impact on landscape and townscape quality and character high design and environmental standards must be attained.
To ensure light levels are appropriate to the situation	+	+	+	High	Local	Reversible		The building heights for the proposed residential development are sensitive to the surrounding context. As such, light levels will not be compromised by overshadowing.
To minimise noise pollution	?	?	?					<p>Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the construction of a significant number of dwellings will likely result in an increase in noise pollution, particularly during the construction phase.</p> <p>In order to ensure that the proposed residential development has a more positive impact on noise pollution, appropriate construction techniques and</p>

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3 years	3-10 years	10+ years					
								design standards must be used.
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of well-designed and attractive buildings, with active frontages will serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	0	0	0	N/A	N/A	N/A	N/A	N/A
To enhance economic inclusion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	The creation of new dwellings within the area will serve to increase prosperity, as more individuals are able to spend their wealth in the area.
To improve the city's knowledge base	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure that everyone has access to a good home	++	++	++	High	Local	Reversible		The Masterplan proposes the creation of approximately 3,700 new dwellings. This will incorporate an appropriate mix of types, tenures and sizes. In addition, the new dwellings will adhere to high standards of design, ensuring that everyone has

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
								access to a good home.
To improve accessibility to key facilities	+	+	+	Medium	Local	Reversible		By encouraging residential development as part of a mixed use scheme, accessibility to key facilities will be increased. In addition a range of facilities will be provided in support of the proposed residential development, including shops, restaurants and bars.
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	The mixed-use development of the Ordsall Riverside area may result in a reduced need to travel. The Masterplan will, however, encourage greater public transport use, as well as cycling and walking.
To reduce traffic volumes	?	?	?					Given the number of new dwellings proposed within the Ordsall Riverside area traffic volumes are likely to increase.
To improve community cohesion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan both stakeholders and community groups have been consulted. This process of

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
								consultation will continue to inform the Masterplan as it develops.
To improve perceptions of the city	++	++	++	High	City	Reversible		By encouraging residential development within the Ordsall Riverside area, the perception of the area will be improved on a city-wide scale.

Appraisal of objective group 6: A Revitalised Exchange Quay

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By providing a mix of new dwellings, individuals will be attracted to the Exchange Quay character area, thereby helping to secure a sustainable increase in the city's population.
To improve physical and mental health	+	+	+	Medium	Local	Reversible	Secondary	By creating new pedestrian and cycle routes, as well as improving access to Exchange Quay Metrolink Station there may be a secondary beneficial impact on health.
To protect and enhance biodiversity	+	+	+	Medium	City	Reversible	Secondary	The enhancement of the riverside will protect and enhance biodiversity levels.
To protect and improve soil and land resources	+	+	+	Medium	Local	Reversible		The enhancement of the riverside will protect and improve soil and land resources.
To protect and enhance water resources	++	++	++	High	Local	Reversible		The enhancement of the riverside will protect and enhance water resources.
To improve air quality	?	?	?					If people are encouraged to walk, cycle or use public transport as a result of improvements in the Revitalised Exchange Quay
To reduce contributions to climate change	?	?	?					

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To minimise the impacts of climate change	?	?	?					character area then air quality could be improved.
To ensure the prudent use of natural resources	?	?	?					
To protect and enable the appreciation of the city's heritage	0	0	0	N/A	N/A	N/A	N/A	N/A
To maintain and enhance the quality and character of landscape and townscape	+	+	++	High	Local	Reversible		The townscape quality and character of the Exchange Quay character area will be improved through (i) the creation of a new public square, (ii) development that enhances the riverside walkway, (iii) active uses surrounding and overlooking the square, and (iv) a landmark building of exceptional design quality.
To ensure light levels are appropriate to the situation	+	+	+	High	Local	Reversible		Whilst the proposed landmark building may be taller than its surroundings, its height will not overly dominate the corridor.
To minimise noise pollution	?	?	?					Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
								<p>construction of new development will likely result in an increase in noise pollution, particularly during the construction phase.</p> <p>In order to ensure that the proposed residential development has a more positive impact on noise pollution, appropriate construction techniques and design standards must be used.</p>
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of well-designed and attractive buildings, with active frontages will serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	++	++	++	High	City	Reversible		Planning Guidance Policy OR9 aims to extend and support the commercial function of Exchange Quay. This policy will therefore contribute to economic growth on a city-wide scale.
To enhance economic inclusion	++	++	++	Medium	Local	Reversible		Planning Guidance Policy OR9 encourages the provision of a range of commercial uses, including small business units as well

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
								as Grade A office floorspace. This policy will therefore help to encourage economic inclusion.
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	New commercial and residential development within the area will serve to increase prosperity, as more individuals are able to spend their wealth in the area.
To improve the city's knowledge base	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure that everyone has access to a good home	+	+	+	High	Local	Reversible		Planning Guidance Policy OR9 encourages the development of some new dwellings, as part of mixed-use schemes. This will incorporate an appropriate mix of types, tenures and sizes. In addition, the new dwellings will adhere to high standards of design, ensuring that everyone has access to a good home.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
To improve accessibility to key facilities	+	+	+	Medium	Local	Reversible		By encouraging residential development as part of mixed-use schemes, accessibility to key facilities will be increased. In addition a range of facilities will be provided in support of the proposed residential development, including some retail and food and drink uses.
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	Policy OR9 will help to reduce the need to travel by encouraging more attractive pedestrian and cycle routes and by improving access to Exchange Quay Metrolink Station.
To reduce traffic volumes	?	?	?					Given the proposals for new development within the Exchange Quay area traffic volumes are likely to increase.
To improve community cohesion	+	+	+	High	Local	Reversible		The new public square will provide a place for residents and workers to congregate and interact. This will serve to improve community cohesion.
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan and Planning Guidance both

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
								stakeholders and community groups have been consulted.
To improve perceptions of the city	++	++	++	High	City	Reversible		Policy OR9 of the Planning Guidance will help to improve perceptions of the city by encouraging new high quality residential and commercial development, by creating improved pedestrian and cycle linkages, and by improving the quality of the townscape.

Appraisal of objective group 7: Riverside Living

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By providing a mix of new dwellings, individuals and particularly families will be encouraged to live in Riverside Living Quay character area, thereby helping to secure a sustainable increase in the city's population.
To improve physical and mental health	+	+	+	Medium	Local	Reversible	Secondary	By creating new and improved pedestrian and cycle routes, including the potential for Cornbrook Bridge and links from the bridge to Ordsall Lane/West Park Street/Oldfield Road Junction, there may be a secondary beneficial impact on health.
To protect and enhance biodiversity	++	++	++	High	City	Reversible	Secondary	The creation of Ordsall Quayside and green links from the riverside to the existing Ordsall Neighbourhood will protect and enhance biodiversity levels.
To protect and improve soil and land resources	++	++	++	High	Local	Reversible		The creation of Ordsall Quayside and green links from the riverside to the existing Ordsall

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
								Neighbourhood will protect and improve soil and land resources.
To protect and enhance water resources	++	++	++	High	Local	Reversible		The creation of Ordsall Quayside and green links from the riverside to the existing Ordsall Neighbourhood will protect and enhance water resources.
To improve air quality	?	?	?					If people are encouraged to walk, cycle or use public transport as a result of improvements in the Riverside Living character area then air quality could be improved.
To reduce contributions to climate change	?	?	?					
To minimise the impacts of climate change	?	?	?					
To ensure the prudent use of natural resources	?	?	?					
To protect and enable the appreciation of the city's heritage	+	+	++	High	City	Reversible		Policy OR10 actively seeks to enhance the setting of Ordsall Hall, a Grade I listed building adjacent to the Riverside Living character area.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To maintain and enhance the quality and character of landscape and townscape	+	+	++	High	Local	Reversible		The townscape quality and character of the Riverside Living character area will be improved through (i) wide tree-lined linkages, (ii) development that enhances the riverside walkway, and (iii) the creation of an attractive residential area for families.
To ensure light levels are appropriate to the situation	0	0	0	N/A	N/A	N/A	N/A	N/A
To minimise noise pollution	?	?	?					<p>Whilst high design and environmental standards are sought within the Ordsall Riverside Masterplan, the construction of new development will likely result in an increase in noise pollution, particularly during the construction phase.</p> <p>In order to ensure that the proposed residential development has a more positive impact on noise pollution, appropriate construction techniques and design standards must be used.</p>

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of well-designed and attractive buildings and public spaces, with active frontages will serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	+	+	+	Medium	City	Reversible		Planning Guidance Policy OR10 supports some small business and limited retail/café type uses within the Riverside Living character area in order to support new residential development.
To enhance economic inclusion	0	0	0	N/A	N/A	N/A	N/A	N/A
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	New commercial and residential development within the area will serve to increase prosperity, as more individuals are able to spend their wealth in the area.
To improve the city's knowledge base	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure that everyone has access to a good home	+	++	++	High	Local	Reversible		Planning Guidance Policy OR10 encourages new residential development. This will incorporate an appropriate mix of types, tenures and sizes. In addition, the new dwellings

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
								will adhere to high standards of design, ensuring that everyone has access to a good home.
To improve accessibility to key facilities	+/?	+/?	+/?	Medium	Local	Reversible		<p>By encouraging new residential as well as improved pedestrian and cycle routes, and improved access to public transport, accessibility to key facilities will be increased. In addition a range of facilities will be provided in support of the proposed residential development, including some retail and food and drink uses.</p> <p>There is, however, an element of uncertainty with regards to the impact of this character area against this sustainability objective, The delivery of Cornbrook bridge is beyond the scope of the Ordsall Riverside Planning Guidance. If the bridge is not delivered then accessibility to key facilities will not be improved to such an extent.</p>

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To reduce the need to travel	+/?	+/?	+/?	Medium	Local	Reversible	Secondary	<p>Policy OR10 will help to reduce the need to travel by encouraging more attractive pedestrian and cycle routes.</p> <p>There is, however, an element of uncertainty with regards to the impact of this character area against this sustainability objective, The delivery of Cornbrook bridge is beyond the scope of the Ordsall Riverside Planning Guidance. If the bridge is not delivered then accessibility to key facilities will not be improved to such an extent.</p>
To reduce traffic volumes	?	?	?					Given the proposals for new family dwellings in the Riverside Living area traffic volumes are likely to increase, despite improved access to public transport facilities.
To improve community cohesion	+	+	+	High	Local	Reversible		The new riverside park and green fingers will provide places for residents and workers to congregate and interact. This will serve to improve community cohesion.

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan and Planning Guidance both stakeholders and community groups have been consulted.
To improve perceptions of the city	++	++	++	High	City	Reversible		Policy OR10 of the Planning Guidance will help to improve perceptions of the city by encouraging new high quality family housing, by creating improved pedestrian and cycle linkages, and by improving the quality of the townscape.

Appraisal of objective group 8: Regent Road Quarter

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To secure a sustainable increase in the city's population	+	+	+	Medium	City	Reversible	Secondary	By providing a mix of new dwellings, individuals will be encouraged to live in the Regent Road Quarter, thereby helping to secure a sustainable increase in the city's population.
To improve physical and mental health	+	+	+	Medium	Local	Reversible	Secondary	By creating a permeable network of urban blocks and an enhanced riverside walkway, there may be a secondary beneficial impact on health.
To protect and enhance biodiversity	+	+	+	Medium	City	Reversible	Secondary	Enhancements to the riverside will help to protect and enhance biodiversity levels.
To protect and improve soil and land resources	+	+	+	Medium	Local	Reversible		Enhancements to the riverside will protect and improve soil and land resources.
To protect and enhance water resources	++	++	++	High	Local	Reversible		Enhancements to the riverside will protect and enhance water resources.
To improve air quality	?	?	?					If people are encouraged to walk, cycle or use public transport as a result of improvements in the Regent Road Quarter then air
To reduce contributions to climate change	?	?	?					

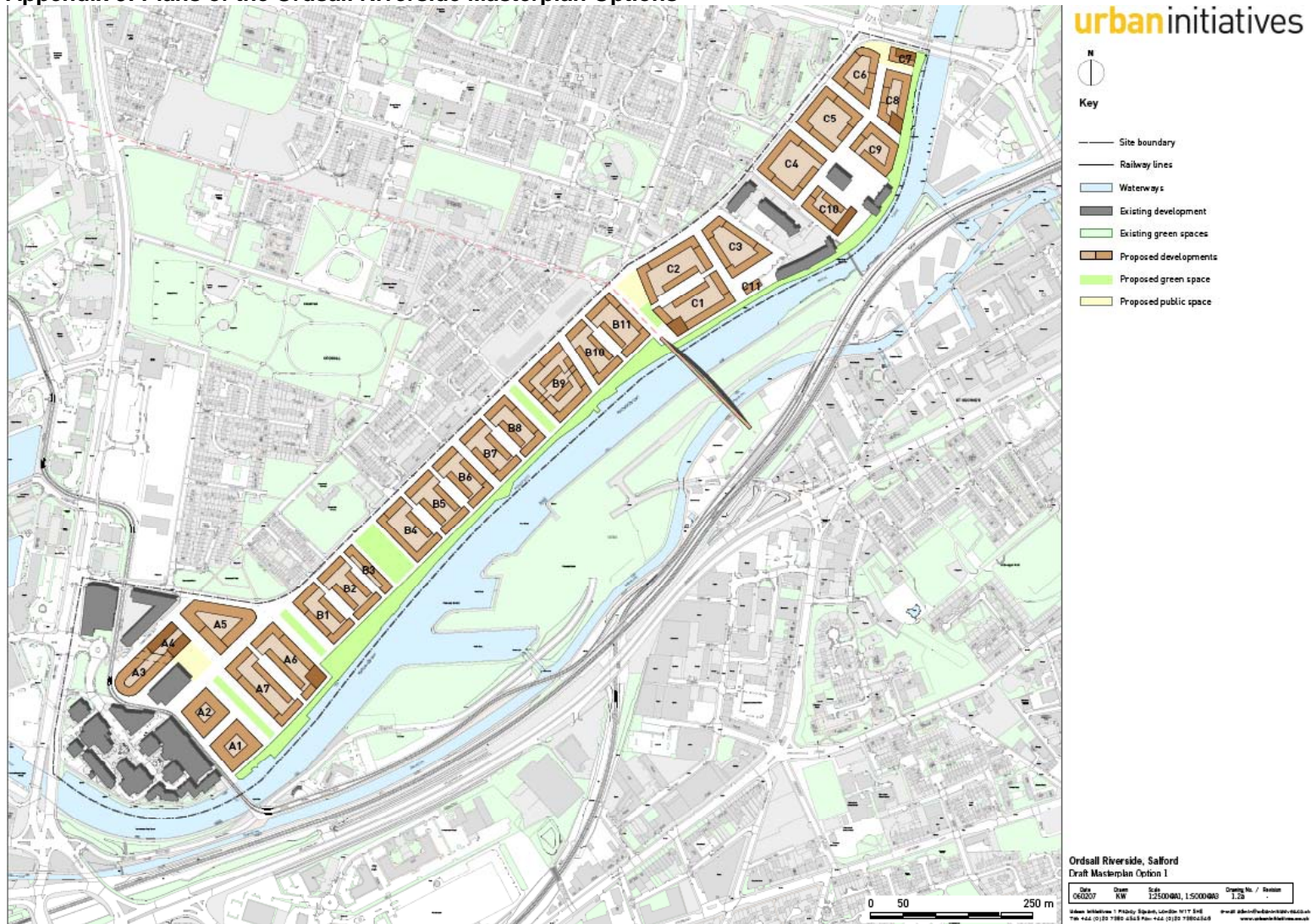
SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
To minimise the impacts of climate change	?	?	?					quality could be improved.
To ensure the prudent use of natural resources	?	?	?					
To protect and enable the appreciation of the city's heritage	0	0	0	N/A	N/A	N/A	N/A	N/A
To maintain and enhance the quality and character of landscape and townscape	+	+	++	High	Local	Reversible		The townscape quality and character of the Regent Road Quarter will be improved through (i) a permeable network of urban blocks, (ii) improved pedestrian and cycle routes, (iii) improvements to the riverside walkway, and (iv) a landmark building on the north-eastern boundary of the corridor adjacent to Regent Road.
To ensure light levels are appropriate to the situation	+	+	+	High	Local	Reversible		While the proposed landmark building may be taller than surrounding buildings, its height will not dominate the corridor therefore ensuring appropriate light levels.
To minimise noise	?	?	?					Whilst high design and

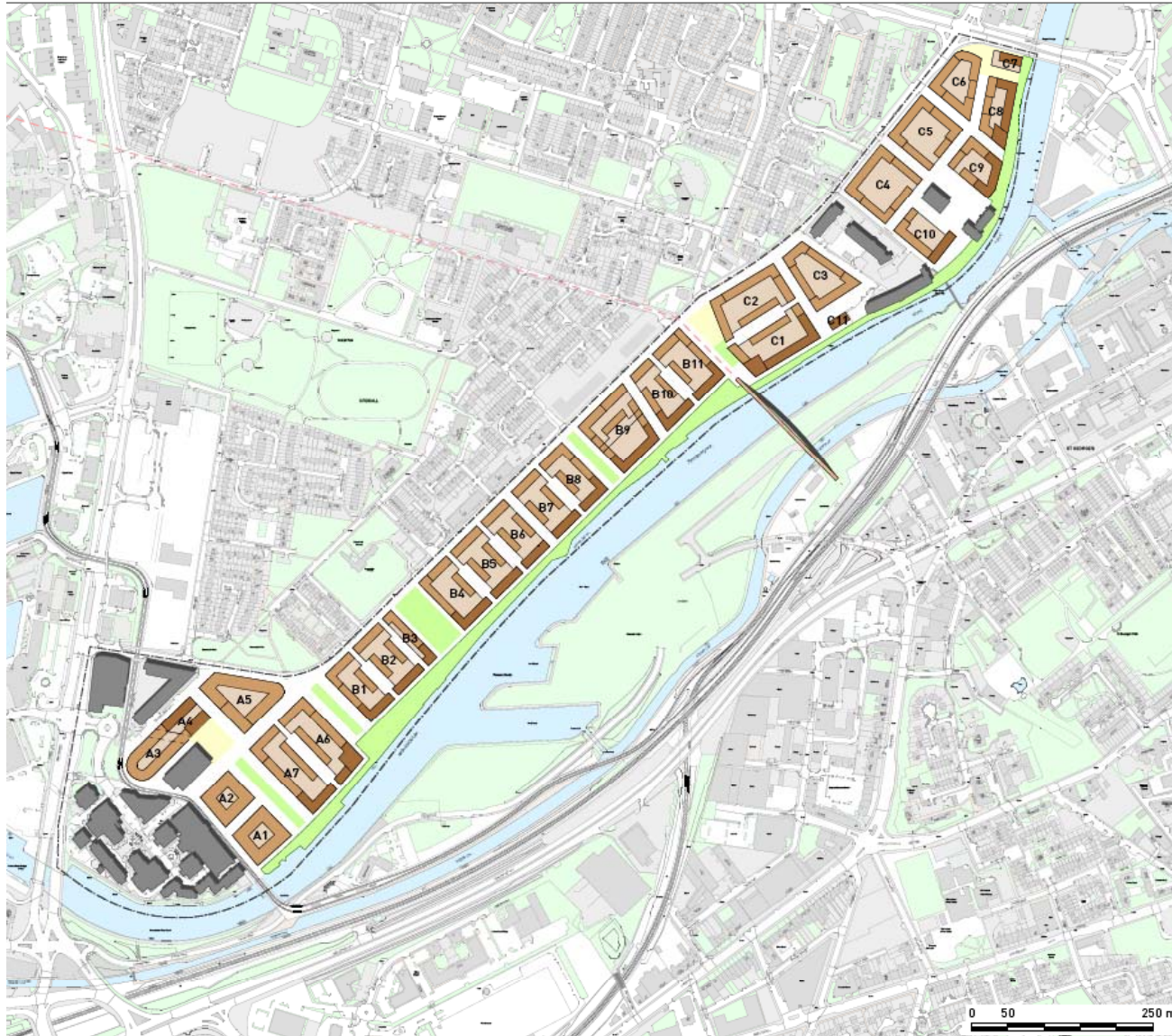
SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+					
pollution								<p>environmental standards are sought within the Ordsall Riverside Planning Guidance, the construction of new development will likely result in an increase in noise pollution, particularly during the construction phase.</p> <p>In order to ensure that the proposed residential development has a more positive impact on noise pollution, appropriate construction techniques and design standards must be used.</p>
To reduce crime and the fear of crime	++	++	++	High	Local	Reversible		The creation of well-designed and attractive buildings and public spaces, with active frontages will serve to reduce crime and the fear of crime.
To maximise sustainable economic growth	+	++	++	High	City	Reversible		Planning Guidance Policy OR11 supports new employment land particularly in the northern and southern parts of the Regent Road Quarter.
To enhance economic inclusion	0	0	0	N/A	N/A	N/A	N/A	N/A

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10	10+ years					
To increase prosperity	+	+	+	Medium	Local	Reversible	Secondary	New commercial and residential development within the area will serve to increase prosperity, as more individuals are able to spend their wealth in the area.
To improve the city's knowledge base	0	0	0	N/A	N/A	N/A	N/A	N/A
To ensure that everyone has access to a good home	+	+	+	High	Local	Reversible		Planning Guidance Policy OR11 encourages new residential development. This will incorporate an appropriate mix of types, tenures and sizes. In addition, the new dwellings will adhere to high standards of design, ensuring that everyone has access to a good home.
To improve accessibility to key facilities	+	+	+	Medium	Local	Reversible		By encouraging new residential as well as improved pedestrian and cycle routes, and improved access to public transport, accessibility to key facilities will be increased.
To reduce the need to travel	+	+	+	Medium	Local	Reversible	Secondary	Policy OR11 will help to reduce the need to travel by encouraging more attractive pedestrian and cycle routes.
To reduce traffic	?	?	?					Given the proposals for new

SA Objective	Timescale			Certainty?	Scale?	Permanent?	Secondary, Cumulative, synergistic	Comments/Mitigation
	0-3	3-10 years	10+ years					
volumes								family dwellings in the Riverside Living area traffic volumes are likely to increase, despite improved access to public transport facilities.
To improve community cohesion	+	+	+	High	Local	Reversible		The new riverside park and green fingers will provide places for residents and workers to congregate and interact. This will serve to improve community cohesion.
To increase involvement in decision making	+	+	++	High	Local	Reversible		In developing the Ordsall Riverside Masterplan and Planning Guidance both stakeholders and community groups have been consulted.
To improve perceptions of the city	++	++	++	High	City	Reversible		Policy OR11 of the Planning Guidance will help to improve perceptions of the city by encouraging new high quality family housing and employment uses, by creating improved pedestrian and cycle linkages, and by improving the quality of the townscape.

Appendix 5: Plans of the Ordsall Riverside Masterplan Options





urbaninitiatives

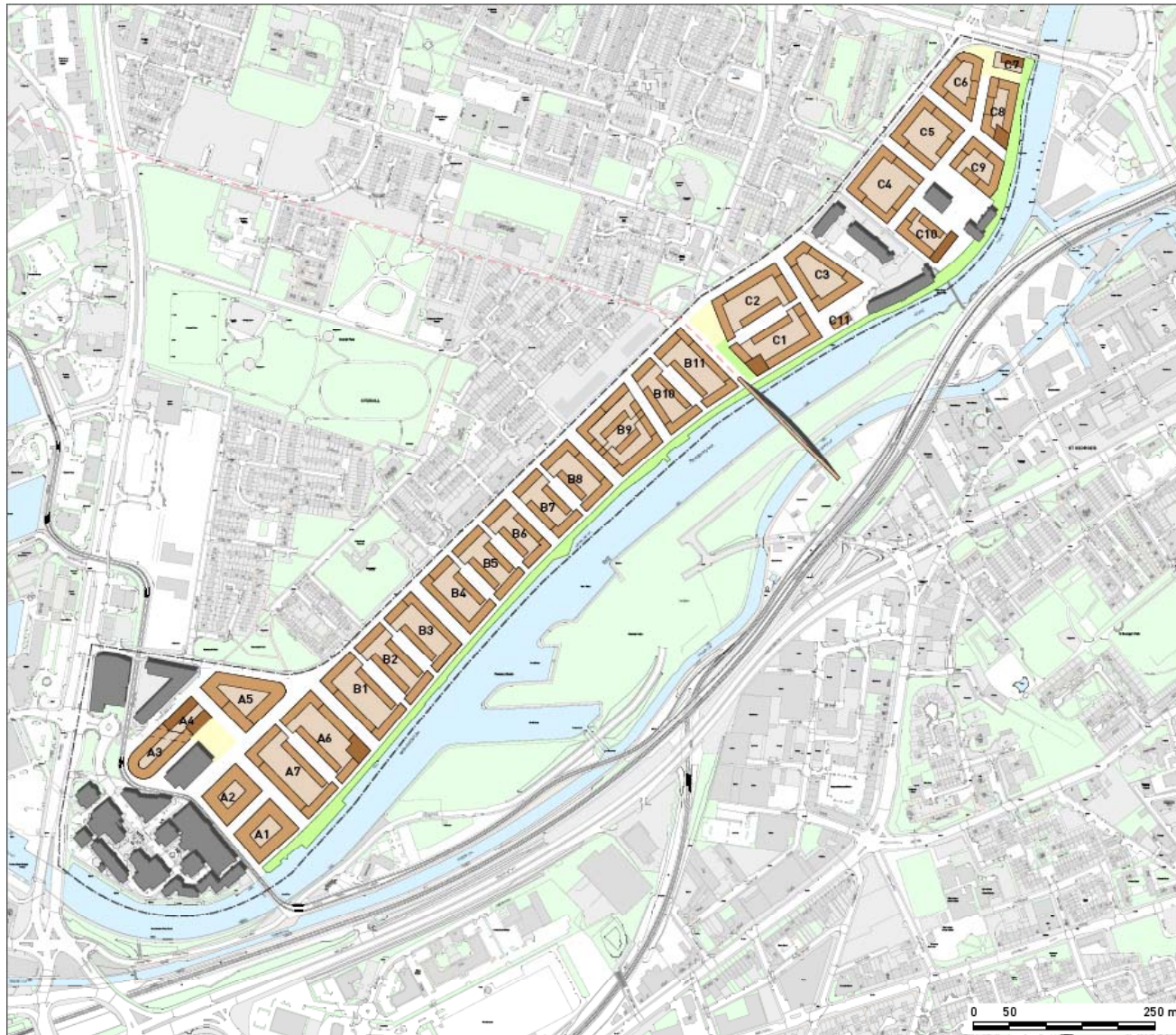


Key

- Site boundary
- Railway lines
- Waterways
- Existing development
- Existing green spaces
- Proposed developments
- Proposed green space
- Proposed public space

Ordsall Riverside, Salford
Draft Masterplan Option 2

Date	Drawn	Scale	Drawing No. / Revision
06/02/07	RW	1:2500(A1), 1:5000(A3)	1.2B
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urbaninitiatives



Key

- Site boundary
- Railway lines
- Waterways
- Existing development
- Existing green spaces
- Proposed developments
- Proposed green space
- Proposed public space

Ordsall Riverside, Salford
Draft Masterplan Option 3

Date	Drawn	Scale	Drawing No. / Revision
06/02/07	KW	1:25000(A), 1:5000(B)	1.2

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