

Salford City Council
Pendleton Planning Guidance
Sustainability Appraisal
Appraisal of the Effects of the Draft Planning Guidance
February 2008

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Components that make up the SEA Environmental Report

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

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

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

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

1. SUMMARY AND OUTCOMES

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal report, setting out the process and the difference that this process has made. Contact details are also provided, with information about how to comment on the Report during the consultation period.

NON-TECHNICAL SUMMARY

- 1.2 The Pendleton Planning Guidance Document will advise people who wish to undertake new development in the Pendleton and Langworthy areas about the regeneration proposals and what sorts of development will be considered acceptable. It will also ensure consistent and transparent decision-making.
- 1.3 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the Planning Guidance. The SA considers the Pendleton Planning Guidance's implications, from a social, economic and environmental perspective, by assessing options and the draft Planning Guidance against available baseline data and sustainability objectives.
- 1.4 SA is mandatory for Supplementary Planning Documents (SPD) under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. Pendleton Planning Guidance started its development as an Action Area Plan and was subject to a Scoping Appraisal and a Preferred Options Appraisal. The Planning Guidance is no longer a formal SPD but a final Appraisal has been undertaken for completeness and to give the finalised Plan greater status as a material consideration.

THE APPRAISAL METHODOLOGY

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

Report. A report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

RELATIONSHIP TO OTHER PLANS, PROGRAMMES AND OBJECTIVES

1.7 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the draft Pendleton 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.

1.8 A range of national, regional and local strategies were reviewed as part of the SA process and no major inconsistencies were found between policies.

- Planning Policy Statement 1 (PPS1): Delivering Sustainable Development;
- Planning Policy Statement 3 (PPG3): Housing;
- PPS6: Planning for Town Centres;
- PPS10: Planning for Sustainable Waste Management;
- PPG13: Transport;
- PPS23: Planning and Pollution Control;
- The Northern Way proposals;
- The Regional Spatial Strategy for the North West (RPG13);
- The Regional Economic Strategy;
- North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability';
- The Greater Manchester Strategy;
- The Greater Manchester Biodiversity Action Plan;
- Salford's Community Plan;
- Salford's Neighbourhood Renewal Strategy;
- Salford's Unitary Development Plan (then draft but now adopted);
- Salford's Economic Development Strategy; and
- Health Inequalities in Salford Strategy.

BASELINE CHARACTERISTICS

1.9 The collection and assessment of information and data about the current and likely future state of the Pendleton area is being used within the SA to help identify sustainability problems and predict the effects of the Preferred Options. Appendix 2 of the SA Scoping Report gives full details, including the wide range of data sources.

1.10 The key baseline characteristics identified included:

- A very high concentration of deprivation;
- Very poor levels of health;
- A declining population over recent decades;
- Very low educational attainment; and
- Low income levels.

KEY SUSTAINABILITY ISSUES

1.11 The review of plans, programmes and objectives, the analysis of the baseline data, and consultation with the public and statutory bodies enabled the following key sustainability issues to be identified :

- Health inequalities;
- Economic disparities;
- Social exclusion;
- Lifestyles (particularly in terms of the area's proximity to a wide range of facilities);
- Climate change emissions;
- Biodiversity;
- Waste consumption and production;
- Landscape quality;
- Community cohesion; and
- Demographic trends and an ageing population.

THE SUSTAINABILITY APPRAISAL FRAMEWORK

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

1.13 Twenty two objectives are being used, organised under the three dimensions of sustainability: social, environmental and economic. The objectives cover a broad range of issues, including: to promote healthy lifestyles; to reduce crime, anti-social behaviour and promote community safety; to reduce social exclusion and eradicate poverty; to ensure the housing stock meets the needs of all parts of the community; to maintain and enhance biodiversity, flora and fauna; to reduce contributions and vulnerability to climate change; and to encourage sustainable economic growth. It will be noted that the wording of the Objectives differs slightly from the standard wording used in other Salford City Council SA reports. This is to make it consistent with the two previous stages of the Pendleton SA – the Scoping Report (Summer 2005) and the Appraisal of Options (Summer 2007). Thus the criteria for appraising the Plan are consistent at all of its stages.

In addition, an Appraisal of Strategic Options (Appendix 2) has been undertaken at this stage of the process because the Options Appraisal at the previous stage only considered detailed options, not *strategic* options, as the guidance requires.

APPRAISAL OF STRATEGIC OPTIONS

1.14 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. This is normally done at Preferred Options Stage but only detailed options rather than strategic options were considered then. To address this Appendix 2 of this report assesses the strategic options. The strategic options considered are to prepare the Guidance or not to prepare the Guidance.

- **Do nothing / not to prepare Guidance (Option A):** This option is likely to have a significant negative impact on a number of the sustainability objectives including crime and safety, deprivation and poverty, housing accessibility and material assets.
- **Provide Pendleton Planning Guidance (Option B):** Pendleton Planning Policy Guidance is likely to have a significant positive impact on a high proportion of the sustainability objectives. It will be an essential tool in supporting the regeneration and renewal of Pendleton which, in turn, will deliver significant social, environmental and economic benefits for the area and for Salford.

1.15 The sustainability strengths and weaknesses of each option were identified. This concluded that the preferred option was to provide clear guidance to support the improvement of Pendleton's housing, town centre, schools and overall environment.

APPRAISAL OF THE PLAN'S EFFECTS

1.16 The SA provides a record of the prediction and assessment of the potential effects of the preferred option (provide Planning Guidance) and the 'do nothing' option. These were assessed against each of the 22 sustainability objectives and were given a score based on a five-point scale with one uncertain category:

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

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

- 1.17 Generally the draft Pendleton Planning Guidance performed very well against the sustainability objectives and the majority of effects identified were positive. For example, direct benefits for Pendleton's housing, town centre, schools and overall environment would result from providing guidance. Proposals for improving the quality of open spaces and landscaping, guidance on designing streets and developments to encourage walking, cycling and public transport should result in significant benefits for the health of the population, deprivation and accessibility.
- 1.18 Furthermore, production of the Pendleton Planning Guidance allows for extensive consultation to take place, which ensures ownership of the document for residents and refinement of the guidance so that it is representative of the views of residents. This promotes more vibrant communities.

IMPLEMENTATION AND MONITORING

- 1.19 A key part of the SA process is establishing how any significant sustainability effects of implementing Pendleton Planning Guidance will be monitored. The SA identifies indicators for monitoring the Planning Guidance and sustainability performance. 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.
- 1.20 Details are provided in the SA Report of the process that will follow the period of public consultation alongside the draft Pendleton Planning Guidance.

DIFFERENCE THE PROCESS HAS MADE

- 1.21 The preparation of Pendleton Planning Guidance and SA process have been initiated to build upon the Council's stated regeneration ambitions in the Unitary Development Plan and to support the housing improvement PFI. The SA has found that implementing the draft Planning Guidance will have overall positive benefits on sustainability.
- 1.22 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated in the consultation draft of the Planning Guidance. These include:

- The incorporation of indicative guidance on how housing redevelopment areas should be developed
- Additional guidance on how the affordable housing targets will be met.
- The incorporation of additional linkages to other plans and strategies

HOW TO COMMENT ON THIS REPORT

1.23 Public consultation on the draft Pendleton Planning Guidance and its Sustainability Appraisal Report runs from 05/09/2008 to 16/10/2008.

1.24 All comments must be received by 4:30pm on 16/10/2008. Comments can be submitted by:

Post to: Pendleton Planning Guidance Consultation
 Spatial Planning
 Salford Civic Centre
 Chorley Road
 Swinton
 Salford
 M27 5BY

Email to: plans.consultation@salford.gov.uk

Via the web through: www.salford.gov.uk/pendletonguidance

2. APPRAISAL METHODOLOGY

APPROACH ADOPTED

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

Table 2: Sustainability Appraisal stages and tasks

PRE-PRODUCTION
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.</p> <ul style="list-style-type: none"> • Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the Planning Guidance. • 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 Planning Guidance objectives against the sustainability objectives and whether the Planning Guidance’s 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
<p>Stage B: Developing and Refining Options</p> <ul style="list-style-type: none"> • Carry out appraisal of the Planning Guidance options and make recommendations for improvement. <p>Stage C: Appraising the effects of the draft Planning Guidance</p> <ul style="list-style-type: none"> • Predict the effects and carry out detailed assessment of the effects of the draft Planning Guidance. • Propose measures to maximise beneficial effects and mitigate adverse effects. • Develop proposals for monitoring. • Prepare the final SA Report along with the draft Planning Guidance <p>Stage D: Consultation on the SA Report and Draft Planning Guidance</p> <ul style="list-style-type: none"> • Consult on the final SA Report along with the draft Planning Guidance. • 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 the Planning Guidance 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 Planning Guidance and SA Report available for public viewing. <p>Stage E: Monitoring implementation of the Planning Guidance</p> <ul style="list-style-type: none"> • Monitor significant effects of the Planning Guidance to identify at an early stage any unforeseen adverse effects. • Undertake appropriate remedial action where necessary.

TIMETABLE AND RESPONSIBILITY

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

Table 3: Timetable of SA Outputs and Tasks

TASK	TIMETABLE
Preparation of the SA Scoping Report	Spring 2005
Consultation on SA Scoping Report	Summer 2005
Appraisal of strategic options	Spring 2007
Preparation of Draft SA Report	Spring 2007
Statutory Consultation	June / July 2007
Appraisal of full draft of Planning Guidance	February 2008
Statutory Consultation	June / July 2008
Adoption of the Planning Guidance and publishing of SA report	September 2008

- 2.4 The initial stages of the SA process were undertaken by a team of consultants led by Halcrow Group Limited, including the preparation of a Scoping Report and an assessment of the Issues and Options Report. A team of planning officers from Salford City Council undertook the appraisal of the Preferred Options stage of the SA. This stage of the SA has been prepared by Urban Vision Ltd on behalf of Salford City Council.

CONSULTATION ARRANGEMENTS

- 2.5 In July/August 2005, a SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process.
- 2.6 In June/July 2007 consultation took place on the Preferred Options Appraisal along with the Pendleton Action Area Plan Preferred Options Report. Significant numbers of comments were received about the actual options Report but only minor detailed comments about the SA which have been noted.

3. Background

PURPOSE OF SUSTAINABILITY APPRAISAL

- 3.1 The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the Planning Guidance. The SA considers the Planning Guidance's implications from a social, economic and environmental perspective, by assessing options and the draft Planning Guidance against available baseline data and sustainability objectives.
- 3.2 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act 2004. These Documents include Development Plan Documents (DPD) and Supplementary Planning Documents (SPD). Pendleton Planning Guidance started its development as an Action Area Plan and was subject to a Scoping Appraisal and a Preferred Options Appraisal. As Planning Guidance it is not a formal SPD but a final Appraisal has been undertaken for completeness and to give the finalised Plan greater status as a material consideration. This SA Report is the key output of the SA process, documenting the work carried out during the appraisal of the Planning Guidance.

PLAN OBJECTIVES AND CONTENT

- 3.4 The strategic objectives of the original Pendleton Area Action Plan have been modified since the Issues and Options Report was produced, in light of consultation responses. The objectives have been reduced from 17 to 10, and are now as follows:

3.5 **Table 4 Plan Objectives**

- | |
|---|
| 1. To retain the existing community and attract a significant number of new residents to Pendleton. |
| 2. To improve the choice, variety and quality of homes in Pendleton so that everyone who wants to is able to meet their housing needs within the area. |
| 3. To improve access to employment opportunities for the residents of Pendleton. |
| 4. To improve the range and quality of shops and other services within Pendleton including recreational and community facilities. |
| 5. To improve connections within Pendleton, and to surrounding areas, for all modes of transport and particularly for pedestrians and cyclists, and those travelling by public transport. |
| 6. To improve environmental and design quality and minimise the negative environmental impacts of development and human activity within the area. |
| 7. To improve the health of Pendleton's residents. |
| 8. To improve community safety and reduce the fear of crime. |
| 9. To improve education and other opportunities for young people within Pendleton. |
| 10. To support the regeneration and future success of the wider Central Salford area, the city, and the Manchester City Region. |

3.6 Pendleton Planning Guidance is organised into six sections:

- Introduction.
- Vision & Objectives
- Area Wide Policies.
- Development Site Policies.
- Implementation
- Monitoring and Review.

COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS

3.7 In accordance with the Government's guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulations. Pendleton Planning Guidance started its development as an Action Area Plan and was subject to a Scoping Appraisal and a Preferred Options Appraisal. As Planning Guidance it is not a formal SPD but a final Appraisal has been undertaken for completeness and to give the finalised Plan greater status as a material consideration.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

LINKS TO OTHER STRATEGIES, PLANS AND OBJECTIVES

- 4.1 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the 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.
- 4.2 A range of national, regional and local strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with the following, although a number of other plans and programmes were also assessed (see Appendix 1 of the SA Scoping Report for further details):

Table 5 Plans, Programmes and Strategies Reviewed

- Planning Policy Statement 1 (PPS1): Delivering Sustainable Development;
- Planning Policy Guidance Note 3 (PPG3): Housing;
- PPS6: Planning for Town Centres;
- PPS10: Planning for Sustainable Waste Management;
- PPG13: Transport;
- PPS23: Planning and Pollution Control;
- The Northern Way proposals;
- The Regional Spatial Strategy for the North West (RPG13);
- The Regional Economic Strategy;
- North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability';
- The Greater Manchester Strategy;
- The Greater Manchester Biodiversity Action Plan;
- Salford's Community Plan;
- Salford's Neighbourhood Renewal Strategy;
- Salford's Unitary Development Plan (then draft but now adopted);
- Salford's Economic Development Strategy; and
- Health Inequalities in Salford Strategy.
- North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability';
- The Greater Manchester Strategy;

- The Greater Manchester Biodiversity Action Plan;
- Salford's Community Plan;
- Salford's Neighbourhood Renewal Strategy;
- Salford's Unitary Development Plan (then draft but now adopted);
- Salford's Economic Development Strategy; and
- Health Inequalities in Salford Strategy.

4.3 The following key messages were distilled from the above strategies as being particularly relevant to the Pendleton area:

- Improve the quality of life for local people, with particular regard to housing, employment, education, health, crime and community building;
- Focus a significant amount of new development and investment in the centre and surrounding inner areas of Manchester /Salford;
- Promote economy in the use of land by adopting a sequential approach towards meeting development needs, giving priority to the re-use of existing buildings and the re-development of previously developed land in accessible locations;
- Deliver more sustainable patterns of development that reduce the need to travel, particularly by car;
- Focus major generators of travel demand in city, town and neighbourhood centres and close to public transport interchanges;
- Promote social inclusion by ensuring that communities have access to a diverse range of local facilities, wherever possible locating those facilities in local centres that are accessible by walking and cycling;
- Ensure that all development is well served by a choice of means of transport, promote accessibility to jobs, shops, leisure and other facilities by public transport, walking and cycling, and protect sites and routes that could be critical in developing infrastructure that would widen transport choices;
- Promote high quality and inclusive design;
- Seek to reduce crime and the fear of crime, and to improve safety, through the design and layout of development;
- Promote community involvement as an essential element in delivering sustainable development and creating sustainable and safe communities;
- Accommodate housing principally within existing urban areas;
- Ensure the provision of a wide choice of housing to meet the needs of all members of the community;
- Deliver a better balance between housing demand and supply;
- Create sustainable, inclusive and mixed communities;

- Plan for the growth and development of existing town centres;
- Promote and enhance town centres by focussing development within them and encouraging a wide range of accessible services in a good environment;
- Promote higher densities of development and a greater mix of uses in and adjacent to town centres, and other locations accessible by public transport, walking and cycling;
- Maximise employment opportunities for local people by supporting and attracting businesses and skills, especially those in the key economic growth sectors, providing quality business sites and accommodation, and addressing the local skills deficit through improved education and training;
- Support children and young people in achieving their full potential;
- Address the issue of poor health and improve standards of health care;
- Enhance the image and environmental quality of the area by improving the quality of the public realm and open spaces, protecting and enhancing natural and cultural resources, and preserving architectural and historic heritage;
- Conserve and enhance sites and species of ecological importance and promote biodiversity;
- Secure a better transport and communications infrastructure to support business growth and connectivity;
- Recycle derelict, contaminated and neglected land;
- Prevent harmful development that cannot be made acceptable and mitigate the impact of potentially polluting development over the medium to longer term;
- Ensure that developments such as housing are not, as far as possible, affected by major existing or potential sources of pollution; and
- Enable communities to take more responsibility for their own waste and ensure that the design and layout of new development supports sustainable waste management.

BASELINE CHARACTERISTICS AND THE FUTURE BASELINE

A wide range of baseline information has been assembled through the SA process.

Some of the key baseline characteristics identified were as follows:

- Over the period 1991-2001, the population of the Pendleton area declined by 3,757 people (or 22.6%)
- More than half of the area is within the 3% most deprived areas in the country
- Pendleton's economic activity rate is 51.5% compared to the national average of 66.5%
- Average household income within Pendleton is £19,200, which is exactly 75% of the city average of £25,600
- 62.9% of Pendleton's households have no car, compared to the national average of 26.8%

- 56.2% of Pendleton's dwelling stock has 4 rooms or less, compared to the national average of 32.1%
- 28% of Pendleton's households own their own home (with or without a mortgage), compared to the national average of 68%
- 52% of Pendleton's households live in social-rented housing, compared to the national average of 19%
- 46% of Pendleton's dwellings are apartments, compared to the national average of 19%
- 39% of Pendleton's dwellings are terraced, compared to the national average of 26%
- 16.4% of Pendleton's dwellings are vacant, compared to the city average of 5.9%
- 42% of Pendleton's residents (aged 16-74) have no qualifications, compared to the national average of 29%
- 12% of Pendleton's residents (aged 16-74) have a degree or higher qualification, compared to the national average of 20%
- The standardised mortality rate for the old ward of Pendleton over the period 1998-2002 was 227, which means that death rates were more than twice the national average (UK = 100)
- 14.1% of Pendleton's residents (aged 16-74) are permanently sick or disabled, compared to the national average of 5.5%
- Parts of the area are outside the open space accessibility standards set out in the UDP
- The area does not contain any Sites of Biological Importance

DATA COLLECTION LIMITATIONS

- 4.11 The baseline data is currently being reviewed to ensure that it is as robust as possible. A significant amount of the data is from the 2001 Census, and therefore there are issues of frequency of collection. The boundary of the Pendleton Planning Guidance area does not neatly fit into statistical boundaries, and so the best fit has had to be used utilising Census Output Areas. Some data is not available at this small geographical scale, which limits its applicability.

THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 4.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the Planning Guidance, but in some cases will overlap.

- 4.13 The sustainability objectives used for the SA of the Planning Guidance were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies.
- 4.14 Twenty two objectives are being used in total, organised under the three dimensions of sustainability: social, environmental, and economic. The objectives cover a broad range of issues, including: to promote healthy lifestyles; to reduce crime, anti-social behaviour and promote community safety; to reduce social exclusion and eradicate poverty; to ensure the housing stock meets the needs of all parts of the community; to maintain and enhance biodiversity, flora and fauna; to reduce contributions and vulnerability to climate change; and to encourage sustainable economic growth. It will be noted that the wording of the Objectives differs slightly from the standard wording used in other Salford City Council SA documents. This is to make it consistent with the two previous stages of the Pendleton SA – the Scoping Report (Summer 2005) and the Appraisal of Options (Summer 2007). Thus the criteria for appraising the Plan are consistent at all of its stages. In addition, an Appraisal of Strategic Options (Appendix 2) has been undertaken at this stage of the process because the Options Appraisal at the previous stage only considered detailed options, not *strategic* options, as the guidance requires.
- 4.15 The SA Framework can be found at Appendix 1.

KEY SUSTAINABILITY ISSUES AND PROBLEMS

- 4.16 The issues and problems identified are summarized in Table 6 below.

Table 6: Key Sustainability Issues

Key Issues
Social
23% loss of population over the period 1991-2001, with consequent impacts on the ability to sustain local services and facilities
Very poor levels of health, with an extremely high standardised mortality rate of 227
Crime in Salford is significantly higher than the national average. In particular, burglary is more than double the national average and vehicle crime is close to double the national average.
Very high levels of people who are permanently sick or disabled.
Environmental
Salford has a significant number of natural environmental assets including vast areas of Greenbelt and Mosslands, SBIs, TPOs and water resources such as lakes, rivers and ponds. These natural assets must be protected and enhanced for the benefit of the City and local biodiversity.
The level of water pollution in Salford is significant and restricts the development of biodiversity. In addition the UK has pledged to reduce its emissions of greenhouse gases by 15% below 1990 levels by 2010.
Salford also has an impressive array of cultural heritage assets which must be

preserved and enhanced. These assets include Listed Buildings, Ancient Scheduled Monuments, Conservation Areas, Historic Parks
Large parts of Salford are susceptible to flooding (0.5% - 1.3% chance of flooding, except in extreme conditions)
Economic
Household incomes in Pendleton are 75% of the Salford average, which in turn are lower than the national average.
Economic inactivity is very high compared to the national average.
The area is one of the most accessible in the region in relation to major employment opportunities.

5. APPRAISAL OF STRATEGIC OPTIONS

- 5.1 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. This is normally done at Preferred Options Stage but only detailed options rather than strategic options were considered then. To address this Appendix 2 of this report assesses the strategic options. The strategic options considered are not to prepare the Guidance or to prepare the Guidance.
- 5.2 The aim of options appraisal is to assess the sustainability of the options against the sustainability framework. This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option, as presented by the draft Planning Guidance.

CHARACTERISTICS OF THE OPTIONS

- **Do nothing / not to prepare Guidance (Option A):** This option is likely to have a significant negative impact on a number of the sustainability objectives including crime and safety, deprivation and poverty, housing accessibility and material assets.
- **Provide Pendleton Planning Guidance (Option B):** Pendleton Planning Policy Guidance is likely to have a significant positive impact on a high proportion of the sustainability objectives. It will be an essential tool in supporting the regeneration and renewal of Pendleton which, in turn, will deliver significant social, environmental and economic benefits for the area and for Salford.

SUMMARY OF THE APPRAISAL OF STRATEGIC OPTIONS

- 5.3 The sustainability strengths and weaknesses of each option were identified. The matrix in Appendix 2 confirms that Option B performs best in terms of sustainability in comparison with the other options. This concluded that the preferred option was to provide clear guidance to support the improvement of Pendleton's housing, town centre, schools and overall environment. Doing nothing will mean that Pendleton will receive only minimal investment in the next few years in a small number of isolated initiatives. Its significant housing and access problems will remain.

6. APPRAISAL OF PLAN'S EFFECTS

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

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

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

POTENTIAL OVERALL EFFECTS OF THE DRAFT PLANNING GUIDANCE

- 6.2 The matrix at Appendix 3 shows that the majority of the sustainability objectives are affected positively by the implementation of the Planning Guidance.
- 6.3 The guidance on built and natural environment can be seen to have significant positive benefits for a number of the sustainability objectives. By improving the image of the Pendleton, the Guidance is likely to have positive benefits with regard to attracting increased investment to the area. In addition, production of the policies allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.
- 6.4 The guidance on movement can be seen to have significant positive benefits for a number of the sustainability objectives. Its facilitation of increased walking and cycling, indirectly leading to streets being busier places, will contribute to improving health and to crime reduction objectives. By improving accessibility, both within and to areas outside Pendleton, the Guidance is addressing sustainability objectives such as accessibility and economic health. The area around Pendleton has many job

opportunities which could be taken up by the area's residents if good transport were available.

- 6.5 The guidance on land uses can be seen to have significant positive benefits for a number of the sustainability objectives. It provides for new schools and retailing and new and improved housing. This in turn can have positive benefits on education and deprivation and poverty. Bringing housing up to Decent Homes Standard and changing the tenure structure will have significant housing benefits.
- 6.6 The amount of proposed construction gives an opportunity to build to the highest standards positively affecting water, climatic and material asset objectives. The significant numbers of retail and construction jobs created in the area will have benefits for the economic health objective.
- 6.7 The assessment has identified few mitigation and enhancement measures because the necessary measures are either in place, for example the existing policy advice on Design and Crime, or are being prepared. The two key documents being prepared are Sustainable Design and Construction SPD and the Design SPD.

SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS

- 6..8 Secondary, cumulative and synergistic effects were considered during the assessment and were generally positive. One key area is the opportunities created by the major improvement of housing to Decent Homes Standard or the redevelopment of housing which is not suitable for this treatment. This led to significant benefits to a range of sustainability objectives including water, climatic factors and material assets. The environmental and design proposals have the potential to make a significant contribution towards health, crime and safety and neighbourhood and communities objectives and the land uses towards employment opportunities and poverty.

IMPACT OF THE PPG ON EUROPEAN SITES (UNDER ARTICLE 6 (3) AND (4) OF THE HABITATS DIRECTIVE 92/43/EEC)

- 6.9 One requirement of the Conservation of Natural Habitats and Wild Fauna and Flora (Habitats Directive) 92/43/EEC is to determine whether any PPG needs and "Appropriate Assessment (AA)", to assess whether it would adversely affect the integrity of any site designated as being of European importance in nature conservation terms (i.e. one of the Natura 2000 sites). Although there are no such sites within Salford, there is a Special Area of Conservation (SAC) based on Astley and Bedford Mosses in Wigan. That site has been identified because it is considered

to be one of the best areas in the UK of degraded lowland raised bog, which is still capable of natural regeneration. Such a habitat requires specific conditions for its survival and restoration, two of the most important of which are the retention / provision, both of an acidic water supply and of a high water table throughout the year. The types of development and activities that could impact on the SAC are mineral extraction and extensive areas of tree planting adjacent to the site, either of which could potentially draw down the water table in the local area. Development in Pendleton will not impact on the SAC and therefore an AA is not necessary.

THE DIFFERENCE THE SUSTAINABILITY APPRAISAL PROCESS HAS MADE

- 6.10 The preparation of Pendleton Planning Guidance and SA process have been initiated to build upon the Council's stated regeneration ambitions in the Unitary Development Plan and to support the housing improvement PFI. The SA has found that implementing the draft Planning Guidance will have overall positive benefits on sustainability.
- 6.11 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated in the consultation draft of the Planning Guidance. These include:
- The incorporation of indicative guidance on how housing redevelopment areas should be developed
 - Additional guidance on how the affordable housing targets will be met.
 - The incorporation of additional linkages to other plans and strategies

7. IMPLEMENTATION AND MONITORING

7.1 The significant sustainability effects of implementing the draft Pendleton Planning Guidance will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.

7.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The Planning Guidance will be included in this process. Table 7 below shows the indicators that form part of the SA Framework.

8

Table 7: Monitoring Indicators

• Total population of the area
• Number of families
• Number of dwellings
• Number of private sector dwellings
• Number of family orientated dwellings
• Proportion of dwellings that traee vacant
• Proportion of dwellings that meet the decent homes standard
• Prportion of people of working age who are in work
• Number of businesses registered in the area
• Total retail floorspace
• Total floorspace of other town centre uses
• Proportion of area meeting particular public transport accessibility criteria
• Proportion of households within easy walking distance of high quality greenspace
• Number of zero carbon homes
• Standardised mortality rate
• Crime levels
• Proportion of pupils achieving 5 or more A* - C GCSEs
• Number of new schools provided within the area
• Proportion of people who are satisfied with their neighbourhood

NEXT STEPS

7.4 The key next steps of the SA once the formal consultation on the SA Report along with the draft Pendleton Planning Guidance is complete will involve:

- Appraisal of any significant changes proposed to the draft Planning Guidance not already considered.
- Publishing a statement following adoption of the Pendleton Planning Guidance setting out the changes to the Planning Guidance in response to the SA process,

the ways in which responses to consultation have been taken into account and confirmation of monitoring arrangements.

- Monitoring the significant effects.

**APPENDIX 1:
PENDLETON PLANNING GUIDANCE
SUSTAINABILITY APPRAISAL FRAMEWORK**

Sustainability Appraisal Framework

Topic Area	Objective	Key Criteria	Potential Indicators	Data Source
Social				
Human Health	To promote healthy lifestyles.	Does the Planning Guidance promote a healthy lifestyle through walking and cycling and recreational opportunities? Does it facilitate the provision of new health facilities?	Change in death rates	Primary care Trust
Education	To improve learning skill and employability for all sectors of the community.	Will the Planning Guidance provide opportunities for skills development or improve educational standards?	Number of new schools provided within the area. Proportion of pupils achieving 5 or more A* - C GCSEs.	BC completion certificates Salford CC, Education
Crime & Safety	To reduce crime, anti social behaviour and promote community safety.	Does the Planning Guidance encourage safety and security for people, buildings and vehicles?	Crime rates Number of developments awarded 'Secure by Design' or equivalent % of residents who feel safe in parks and formally managed open spaces/play areas.	Greater Manchester Police
Deprivation and Poverty	To reduce social exclusion and eradicate poverty.	Does the Planning Guidance support an increase in household income/wealth? Does the Planning Guidance encourage the provision of better basic facilities that the general population can use?	New shopping, education and health facilities in the area. Ranking in Index of Multiple Deprivation	BC completion certificates ONS
Housing	To ensure that the	Will the Planning Guidance	Proportion of vacant dwellings.	Salford CC Council Tax Records

Topic Area	Objective	Key Criteria	Potential Indicators	Data Source
	housing stock meets the needs of all parts of the community.	ensure an adequate supply of a diverse range of good standard housing types appropriate to the needs of the community?	Proportion of dwellings meeting the Decent Homes Standard.	Salford CC & Salix Homes
Neighbourhoods and Community	To promote vibrant and viable neighbourhoods and townscapes. To promote a strong community where people feel they have a say in their future	Will all sections of the local community have the opportunity to be involved in the preparation of the Planning Guidance? Will it improve neighbourhood satisfaction?	"% of people who like the neighbourhood they live in" to act as a proxy	Quality of Life Survey
Accessibility	To encourage efficient patterns for movement to support sustainable economic growth To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport and recreational activities. To encourage access to the countryside, open spaces and semi urban environments	Does the Planning Guidance improve access for disabled persons? Does the Planning Guidance encourage access by more sustainable forms of transport? Does the Planning Guidance support the creation of better linkages between key public facilities and services? Does the Planning Guidance encourage developments to be located so as to minimise the need to travel?	Number of new pedestrian/cycling routes provided. Proportion of area meeting particular public transport accessibility criteria Provision of better public transport interchange at Shopping City and access to Salford Crescent Station. Proportion of population within 500m of a local green space.	Accession analysis of National Core Indicators Salford Greenspace Strategy
Environmental				
Biodiversity, Flora	To maintain and enhance	Will the Planning Guidance	Increase in number of trees in	Site Survey

Topic Area	Objective	Key Criteria	Potential Indicators	Data Source
and Fauna	biodiversity, flora and fauna	help conserve and enhance biodiversity, flora and fauna?	area	
Water	To protect and improve surface and groundwater quality To minimise water use and consumption	Will the Planning Guidance make a positive contribution to the improvement of the City's waterways? Will the Planning Guidance minimise the amount of surface water runoff and susceptibility to flooding?	Quality of River Irwell (chemistry, biology, phosphates, nitrates) No. dwellings susceptible to flooding No. of new developments incorporating water reduction measures (e.g. grey water recycling)	Environment Agency
Climatic Factors	To reduce contributions and vulnerability to climate change. To reduce air pollution and improve air quality	Will the Planning Guidance make a positive contribution towards reducing greenhouse gas emissions?	Number of days pollution exceeds National Standards	Air quality archive website: http://www.airquality.co.uk/archive/bulletin.php?type=Current
Material Assets	To conserve soil resources and improve quality To deliver more sustainable patterns of location and type of development To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy To manage waste in	Does the Planning Guidance seek to <ul style="list-style-type: none"> • Conserve soil resources? • Locate development where it is accessible without a car? • Encourage energy efficiency in design and construction? • Promote the minimisation and re use of waste? 	Contaminated sites remediated. Pollutant levels in Salford (Ozone, Nitrogen Dioxide, Sulphur Dioxide, Carbon Monoxide) % of household waste recycled	Air quality archive website: http://www.airquality.co.uk/archive/bulletin.php?type=Current

Topic Area	Objective	Key Criteria	Potential Indicators	Data Source
	accordance with the waste hierarchy			
Cultural Heritage	To conserve and where appropriate enhance the historical and cultural environment	<p>Will the Planning Guidance protect and enhance sites, features, buildings and areas of historical interest?</p> <p>Will the Planning Guidance enhance the setting of sites, features, buildings and areas of historical interest?</p>	"% of Buildings at Risk removed from register	Building at Risk Register
Landscape and Townscape	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Will the PPG protect and enhance townscapes and landscapes?	"% of people who like the neighbourhood they live in" acts as proxy	Ipos/Mori Survey
Economic				
Economic Health	To encourage sustainable economic growth	<p>Will the Planning Guidance improve the image of the area as a place to invest?</p> <p>Will the Planning Guidance encourage local employment opportunities?</p>	<p>Proportion of people of working age who are in work</p> <p>Number of businesses registered in the area</p>	<p>Salford Baseline Review</p> <p>Audit Commission website / NOMIS</p>

**APPENDIX 2:
PENDLETON PLANNING GUIDANCE
APPRAISAL OF STRATEGIC OPTIONS**

SUSTAINABILITY OBJECTIVE	OPTION A (No Guidance)		OPTION B (Pendleton Planning Guidance)	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation
Social Objectives				
Human Health To promote healthy lifestyles.	0	Having no guidance on improved walking and cycling links, removing gating and Radburn layouts would mean that an opportunity to encourage the uptake of physical activity had been missed. A new LIFT health centre is already being built.	+	Having Planning Guidance provides an opportunity to improve natural spaces, walking and cycling links in the area. New schools will provide improved sports pitches. All have the potential to contribute to healthier lifestyles.
Education To improve learning skill and employability for all sectors of the community.	0	The development of the proposed new schools may proceed successfully without the Planning Guidance but the lack of any guidance supporting the accompanying CPOs may endanger the process. Planning Guidance will also deliver significant housing growth without which the schools may not be fully occupied.	+	Producing Planning Guidance will support any CPOs or other permissions for the schools ensuring that they are developed on time and grant money is taken up when available.
Crime and Safety To reduce crime, anti social behaviour and promote community safety.	0	General advice on Design and on Designing Out Crime already exists.	+	Planning Guidance will provide specific detailed guidance about the design of housing, open space and pedestrian and cycle routes which respond to concerns over crime and safety.
Deprivation and Poverty To reduce social exclusion and eradicate poverty.	0	Significant proposals for more retail jobs will be brought forward irrespective of the Planning Guidance. However, the Planning Guidance will ensure significantly more development proposals in Pendleton, increasing the number of construction jobs in the area.	+	Planning Guidance will ensure significantly more development proposals in Pendleton, particularly for housing, increasing the number of construction jobs in the area. It has identified further retail and service opportunities which will further increase the supply of retail/service jobs. Its transport proposals will ensure better access to jobs outside the area.
Housing To ensure that the housing stock meets the needs of all parts of the community.	-	The absence of Planning Guidance will result in little change to quality, quantity and tenure of the housing stock. There will be no opportunity to reinvigorate the area with significant additional population growth. The Decent Homes Standard will not be met.	+	Planning Guidance is an essential supporting document in bidding for the PFI funding to renew Pendleton's public housing, bring it up to Decent Homes Standard and achieve the Council's tenure aspirations.

<p>Neighbourhood and Communities</p> <p>To promote vibrant and viable neighbourhoods and townscapes.</p> <p>To promote a strong community where people feel they have a say in their future</p>	<p>0</p>	<p>An articulate, organised community already exists, partly because of the need to do something about the problems the area faces of loss of retail offer, ugliness of fencing/gating to control crime, dereliction and vandalism. Without Planning Guidance much less progress will be made on tackling these problems and the full benefits of investment will not be realised by tackling them in a disjointed way.</p>	<p>+</p>	<p>The Planning Guidance seeks to set out a framework for the regeneration of the Pendleton area. It contains proposals to create jobs and new local facilities. Guidance will strengthen retail offer, provide high quality and attractive homes in safe neighbourhoods. Providing Planning Guidance gives an opportunity for the community to be involved in shaping their future.</p>
<p>Accessibility</p> <p>To encourage efficient patterns for movement to support sustainable economic growth</p> <p>To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport and recreational activities.</p> <p>To encourage access to the countryside, open spaces and semi urban environments</p>	<p>-</p>	<p>Without the Planning Guidance little progress would be made in tackling the problems of accessibility faced by the area. Whilst the area is close to a wide range of opportunities it is cut off by physical barriers e.g. M602 and A6.</p>	<p>+</p>	<p>The Planning Guidance contains a range of policies designed to tackle problems of access to jobs and services and recreation opportunities both within the area, through improved walking and cycling routes, and also outside of the area through better access to public transport and an improved level of services.</p>
<p>Environmental Objectives</p>				
<p>Biodiversity, Flora & Fauna</p> <p>To maintain and enhance biodiversity, flora and fauna</p>	<p>-</p>	<p>The area has very few 'wild' areas, trees or scrub. Without Planning Guidance little will change.</p>	<p>+</p>	<p>The Planning Guidance contains policies to invest in existing open space to improve its biodiversity. The housing proposals will resulting a big increase in the number of domestic gardens, the introduction of Green Boulevards will result in additional tree planting.</p>
<p>Water</p> <p>To protect and improve surface and groundwater quality</p> <p>To minimise water use and consumption</p>	<p>0</p>	<p>A wide range of measures, separate from the proposed Guidance, are in hand to improve surface and groundwater quality minimise water consumption</p>	<p>0</p>	<p>The Planning Guidance will not add to these measures.</p>

<p>Climatic Factors</p> <p>To reduce contributions and vulnerability to climate change.</p> <p>To reduce air pollution and improve air quality</p>	<p>-/0</p>	<p>A wide range of actions are in hand to address these issues separately but not producing Planning Guidance will fail to provide opportunities to maximise the use of these measures</p>	<p>+</p>	<p>The Planning Guidance facilitates increased walking / cycling, giving the potential to reduce emissions. It contains housing proposals for redevelopment / renovation / improvement which will provide the opportunity to build to the latest standards.</p>
<p>Material Assets</p> <p>To conserve soil resources and improve quality</p> <p>To deliver more sustainable patterns of location and type of development</p> <p>To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy</p> <p>To manage waste in accordance with the waste hierarchy</p>	<p>-</p>	<p>Having no guidance is unlikely to have a significant impact on the conservation of soil resources or waste management.</p> <p>A wide range of actions are separately in hand to address issues of sustainable design and construction but not producing Planning Guidance will fail to provide opportunities to maximise the use of these measures.</p>	<p>+</p>	<p>The Planning Guidance contains housing proposals for redevelopment / renovation / improvement which will provide the opportunity to build to the latest standards and provide for a greater population, housing people within Salford in a more compact and sustainable manner.</p>
<p>Cultural Heritage</p> <p>To conserve and where appropriate enhance the historical and cultural environment</p>	<p>0</p>	<p>Not producing Planning Guidance will not affect listed buildings as there are none in the area. Development proposals in Langworthy are already seeking to retain its traditional street patterns, designs and brick colours.</p>	<p>0</p>	<p>The Planning Guidance provides guidelines to ensure that future development in Langworthy retains its traditional street patterns, designs and brick colours.</p>
<p>Landscape & Townscape</p> <p>To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place</p>	<p>0</p>	<p>Existing Design and Landscape SPDs already exist.</p>	<p>+</p>	<p>The Planning Guidance contains area specific proposals for 'boulevards'; a new gateway for the shopping centre and design guidance for new building and its open space. Because of the development proposals promoted by the Planning Guidance there will be more opportunities to improve townscape and landscape, reinforced by developer contributions from that development</p>

Economic Objectives				
Economic Health To encourage sustainable economic growth	0/+	More jobs will soon be available as a result of the retail developments already proposed. There will be additional jobs in construction if the new schools go ahead. Nevertheless, the framework provided by the Planning Guidance gives greater certainty that the construction jobs in schools will be created and the transport proposals will give access to significant job opportunities outside the area.	+	The framework provided by the Planning Guidance gives greater certainty that the construction jobs in schools will be created as well as those in the major housing proposals that the Planning Guidance promotes. The transport proposals will give access to significant job opportunities outside the area.
SUSTAINABILITY SUMMARY	Pendleton Planning Policy Guidance is likely to have a significant positive impact on a high proportion of the sustainability objectives above. It will be an essential tool in supporting the regeneration and renewal of Pendleton which, in turn, will deliver significant social, environmental and economic benefits for the area and for Salford.			

**APPENDIX 3:
SUMMARY OF THE EFFECTS OF THE PENDLETON PLANNING GUIDANCE**

'DO NOTHING'

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
Human Health To promote healthy lifestyles.	0	0	-	Medium	Local	Long term	Will affect job prospects & prosperity	Having no guidance on improved walking and cycling links, removing gating and Radburn layouts would mean that an opportunity to encourage the uptake of physical activity had been missed.	Promote healthy life styles by developing Planning Guidance for the area.
Education To improve learning skill and employability for all sectors of the community.	0	-	-	High	City	Long term	Will affect job prospects & prosperity	The development of the proposed new schools may proceed successfully without Planning Guidance but the lack of any Guidance supporting the accompanying CPOs may endanger the process. Planning Guidance will also deliver significant housing growth without which the schools may not be fully occupied.	Develop Planning Guidance for the area
Crime and Safety To reduce crime, anti social behaviour and promote community safety.	0	0	0	Medium	Local	Long term	Will affect investment and neighbourhood cohesion	General advice on Design and on Designing Out Crime already exists but the preparation of the Planning Guidance will give more opportunities to implement it.	Planning Guidance will ensure significantly more development proposals in Pendleton, particularly for housing, increasing the number of construction jobs in the area. It has identified further retail and service opportunities which will further increase the supply of retail/service jobs. Its transport proposals will

									ensure better access to jobs outside the area.
<p>Deprivation and Poverty</p> <p>To reduce social exclusion and eradicate poverty.</p>	-	-	--	Medium	Local	Long Term	Affect job prospects & prosperity Education Neighbourhood cohesion	Significant proposals for more retail jobs will be brought forward irrespective of the Planning Guidance. However, producing the Planning Guidance will ensure significantly more development proposals in Pendleton and will ensure better access to jobs outside the area.	Planning Guidance will ensure significantly more development proposals in Pendleton, particularly for housing, increasing the number of construction jobs in the area. It has identified further retail and service opportunities which will further increase the supply of retail/service jobs. Its transport proposals will ensure better access to jobs outside the area.
<p>Housing</p> <p>To ensure that the housing stock meets the needs of all parts of the community.</p>	-	-	--	Medium	Local	Long Term	Health + above	The absence of Planning Guidance will result in little change to quality, quantity and tenure of the housing stock. There will be no opportunity to reinvigorate the area with significant additional population growth. The Decent Homes Standard will not be met.	Planning Guidance is an essential supporting document in bidding for the PFI funding to renew Pendleton's public housing, bring it up to Decent Homes Standard and achieve the Council's tenure aspirations.
<p>Neighbourhood and Communities</p> <p>To promote vibrant and viable neighbourhoods and townscapes.</p> <p>To promote a strong community where people feel they have a say in their future</p>	-	-	-	Medium	Local	Long Term	Community morale	An articulate, organised community already exists, partly because of the need to do something about the problems the area faces of loss of retail offer, ugliness of fencing/gating to control crime, dereliction and vandalism. Without Planning Guidance much less progress will be made on tackling these problems and the full benefits of investment will not be realised by tackling them in	Planning Guidance seeks to set out a framework for the regeneration of the Pendleton area. It contains proposals to create jobs and new local facilities. Guidance will strengthen retail offer, provide high quality and attractive homes in safe neighbourhoods. Producing Planning Guidance gives an opportunity for the community to be involved in shaping their future.

								a disjointed way.	
<p>Accessibility</p> <p>To encourage efficient patterns for movement to support sustainable economic growth</p> <p>To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport and recreational activities.</p> <p>To encourage access to the countryside, open spaces and semi urban environments</p>	-	-	-	High	City	Log Term	Less access to opportunities leads to fewer jobs, lower incomes, educational opps, leisure & rec opps	Without Planning Guidance little progress would be made in tackling the problems of accessibility faced by the area. Whilst the area is close to a wide range of opportunities it is cut off by physical barriers e.g. M602 and A6.	Planning Guidance contains a range of policies designed to tackle problems of access to jobs and services and recreation opportunities both within the area, through improved walking and cycling routes, and also outside of the area through better access to public transport and an improved level of services.
Environmental Objectives									
<p>Biodiversity, Flora & Fauna</p> <p>To maintain and enhance biodiversity, flora and fauna</p>	-	0	0	Medium	Local	Long Term		The area has very few 'wild' areas, trees or scrub. Without Planning Guidance little will change.	Planning Guidance contains policies to invest in existing open space to improve its biodiversity. The housing proposals will result in a big increase in the number of domestic gardens, the introduction of Green Boulevards will result in additional tree planting.
<p>Water</p> <p>To protect and improve surface and groundwater quality</p> <p>To minimise water use and consumption</p>	0	0	0	High	Local	Long Term		A wide range of measures, separate from the proposed Guidance, are in hand to improve surface and groundwater quality minimise water consumption	Planning Guidance will not add to these measures.

<p>Climatic Factors</p> <p>To reduce contributions and vulnerability to climate change.</p> <p>To reduce air pollution and improve air quality</p>	-/0	-	-	Low	City	Long Term	Biodiversity Health	A wide range of actions are in hand to address these issues but not producing PPG will fail to provide opportunities to maximise the use of these measures	The Planning Guidance facilitates increased walking / cycling, giving the potential to reduce emissions. It contains housing proposals for redevelopment / renovation / improvement which will provide the opportunity to build to the latest standards.
<p>Material Assets</p> <p>To conserve soil resources and improve quality</p> <p>To deliver more sustainable patterns of location and type of development</p> <p>To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy</p> <p>To manage waste in accordance with the waste hierarchy</p>	-	-	-	Low	Local	Long Term	Less energy consumption. Reduced fuel poverty.	Having no guidance is unlikely to have a significant impact on the conservation of soil resources or waste management. A wide range of actions are separately in hand to address issues of sustainable design and construction but not producing Planning Guidance will fail to provide opportunities to maximise the use of these measures.	Planning Guidance contains housing proposals for redevelopment / renovation / improvement which will provide the opportunity to build to the latest standards and provide for a greater population, housing people within Salford in a more compact and sustainable manner.
<p>Cultural Heritage</p> <p>To conserve and where appropriate enhance the historical and cultural environment</p>	0	0	0	High	Local	Long Term	-	Not producing Planning Guidance will not affect listed buildings as there are none in the area. Development proposals in Langworthy are already seeking to retain its traditional street patterns,	Planning Guidance provides guidelines to ensure that future development in Langworthy retains its traditional street patterns, designs and brick colours.

								designs and brick colours.	
Landscape & Townscape To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	0	0	-	Medium	Local	Long Term	Investment, quality of life, community morale.	Existing Design SPD provides guidance on protecting and enhancing landscape and townscapes. However, by producing Planning Guidance that promotes development proposals there will be more opportunities to improve townscapes and landscapes	Planning Guidance contains area specific proposals for 'boulevards'; a new gateway for the shopping centre and design guidance for new building and its open space. Because of the development proposals promoted by the Planning Guidance there will be more opportunities to improve townscape and landscape, reinforced by developer contributions from that development
Economic Health To encourage sustainable economic growth	0/+	0	-	Medium	Local	Long Term	More investment opportunities	More jobs will soon be available as a result of the retail developments already proposed. There will be additional jobs in construction if the new schools go ahead.	The framework provided by Planning Guidance gives greater certainty that the construction jobs in schools will be created as well as those in the major housing proposals that Planning Guidance promotes. The transport proposals will give access to significant job opportunities outside the area. The Guidance would be strengthened by more references to its strategic context and the various regional and sub regional strategies it would support.
SUSTAINABILITY SUMMARY	Doing nothing will mean that Pendleton will receive only minimal investment in the next few years in a small number of isolated initiatives. Its significant housing and access problems will remain.								

Built & Natural Environment

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
Human Health To promote healthy lifestyles.	0	+	++	High	Local	Long Term	Better job prospects	Planning Guidance facilitates opportunities for reinvestment in open space provision and the design of a safer environment. These improvements will encourage walking and exercise to the benefit of health.	-
Education To improve learning skill and employability for all sectors of the community.	0	0	0	High	City	Long Term	-	Decent homes should improve ability and motivation to learn	-
Crime and Safety To reduce crime, anti social	0	+	++	High	Local	Long Term	Investment, well being,	Planning Guidance proposals for the design of the built and natural	More widespread redevelopment would create more opportunities

behaviour and promote community safety.							morale.	environment requiring the natural surveillance of public spaces have crime reduction as one of their key aims	for the fundamental redesign of residential areas but the cost of such widespread redevelopment cannot be justified.
Deprivation and Poverty To reduce social exclusion and eradicate poverty.	0	+	++	High	Local	Long Term	Investment, well being, morale.	By facilitating the Decent Homes Standard Planning Guidance is making a significant contribution to the living standards of council tenants	Upgrade to the higher Salford Standard if funds permit.
Housing To ensure that the housing stock meets the needs of all parts of the community.	0	+	++	High	Local	Long Term	Pride of place.	Planning Guidance by supporting the Housing PFI bid will help to achieve the council's aspirations for better design and tenure mix.	
Neighbourhood and Communities To promote vibrant and viable neighbourhoods and townscapes. To promote a strong community where people feel they have a say in their future	0	+	++	High	Local	Long Term	Attractive streets and open spaces will encourage community interaction	The design guidance aims to give more opportunities for the community to interact and control what goes on in its area. The process of producing Planning Guidance has involved the community in determining their future	Proposals to involve the community whilst the Guidance is implemented.
Accessibility To encourage efficient patterns for movement to support sustainable economic growth To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport	0	+	++	High	Local	Long Term	Health benefits.	Planning Guidance design advice will facilitate easier walking and cycling through the area.	Additional funding of the proposed infrastructure and service improvements by the council if funds permit.

and recreational activities. To encourage access to the countryside, open spaces and semi urban environments									
Environmental Objectives									
Biodiversity, Flora & Fauna To maintain and enhance biodiversity, flora and fauna	0	+	++	High	Local	Long Term	Contribute to green links with other areas in Salford.	The Guidance will enhance existing open space and ensure the planting of many trees	The creation of additional 'wild' areas.
Water To protect and improve surface and groundwater quality To minimise water use and consumption	0	0	0	High	Local	Long Term		The Guidance proposals for improved open space will help reduce run off, which should deliver significant benefits the quality of surface water.	Encourage the widespread use of SUDS and reduction in hard surfaces
Climatic Factors To reduce contributions and vulnerability to climate change. To reduce air pollution and improve air quality	0	+	+	High	Local	Long Term		The Guidance proposes more tree planting which will help absorb pollutants and screen housing from their sources.	Advice on the alignment and aspect of new housing could be incorporated. None the less this will be covered in other planning guidance.

Material Assets				High	Local	Long Term	Less Fuel poverty	There is no direct relationship between the Guidance and soil conservation, broad location of development and waste management. The design guidance will ensure the creation of a stable community where significant resources will not have to be spent on major redevelopment after 30 years.	Other guidance will address these issues
To conserve soil resources and improve quality	0	0	0						
To deliver more sustainable patterns of location and type of development	0	0	0						
To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy	0	+	+						
To manage waste in accordance with the waste hierarchy	0	0	0						
Cultural Heritage	0	0	0	High	Local	Long Term		The area lacks a significant historical and cultural environment. There are already proposals to protect the pattern of terraced streets in Langworthy and Seedly	-
To conserve and where appropriate enhance the historical and cultural environment									
Landscape & Townscape	0	+	++	High	Local	Long Term	Investment, community morale,	The Guidance contains significant proposals to protect and enhance the existing townscape and add new features.	-
To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place									
Economic Objectives									

<p>Economic Health</p> <p>To encourage sustainable economic growth</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>High</p>	<p>Local</p>	<p>Long Term</p>	<p>The high quality environment required by Planning Guidance will ensure an attractive place where people are keen to work, live and invest.</p>	<p>Further investment in existing employment areas within Pendleton.</p>
<p>SUSTAINABILITY SUMMARY</p>	<p>The guidance on built and natural environment can be seen to have significant positive benefits for a number of the sustainability objectives. It provides design advice which will improve the quality of new developments. This in turn can have positive benefits on the health and well-being of the population, deprivation within the area and accessibility for all the sections of the community. It can also improve the residential and commercial environments in which people live and work.</p> <p>By improving the image of the Pendleton, the Guidance is likely to have positive benefits with regard to attracting increased investments for the area. In addition, production of the policies allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p>							

Movement

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
Human Health To promote healthy lifestyles.	0	+	++	Medium	Local	Long Term	Prosperity, reduced deprivation.	The Guidance will make walking and cycling easier	
Education To improve learning skill and employability for all sectors of the community.	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and education objectives	
Crime and Safety To reduce crime, anti social behaviour and promote community safety.	0	+	++	Medium	Local	Long Term	The creation of safe routes can reduce fear of crime and social exclusion	The proposals will lead to more activity on the streets, which augment natural surveillance and help reduce crime, fear of crime and anti-social behaviour.	
Deprivation and Poverty To reduce social exclusion and eradicate poverty.	0	+	+	Medium	Local	Long Term		Successful implementation of the guidance's access policies will see much greater access to jobs	Additional funding of the proposed infrastructure and service improvements by the council if funds permit.
Housing To ensure that the housing stock meets the needs of all parts of the community.	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and housing objectives	
Neighbourhood and Communities	0	0	0	High	Local	Long Term	The creation of safe routes can	The proposals will lead to more activity on the streets, giving opportunities for	

<p>To promote vibrant and viable neighbourhoods and townscapes.</p> <p>To promote a strong community where people feel they have a say in their future</p>							reduce social exclusion	social interaction.	
<p>Accessibility</p> <p>To encourage efficient patterns for movement to support sustainable economic growth</p> <p>To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport and recreational activities.</p> <p>To encourage access to the countryside, open spaces and semi urban environments.</p> <p>To improve accessibility for all the community</p>	0	+	++	High	Local	Long Term	Reduced impact of climate change.	The Guidance has proposals to increase accessibility within and to outside the area	Additional funding of the proposed infrastructure and service improvements by the council if funds permit.
Environmental Objectives									
<p>Biodiversity, Flora & Fauna</p> <p>To maintain and enhance biodiversity, flora and fauna</p>	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and biodiversity objectives	Areas reclaimed by reducing the size of some roads and junctions could be planted for this purpose
<p>Water</p> <p>To protect and improve surface and groundwater quality</p>	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and water objectives	New transport infrastructure should incorporate permeable surfaces wherever possible

To minimise water use and consumption									
Climatic Factors To reduce contributions and vulnerability to climate change. To reduce air pollution and improve air quality	0	+	+	Medium	Local	Long Term	Reduced impact of climate change.	The proposals to make walking and cycling more attractive will contribute to these objectives.	The creation of a new community is an opportunity for reducing car ownership by providing car clubs
Material Assets To conserve soil resources and improve quality To deliver more sustainable patterns of location and type of development To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy To manage waste in accordance with the waste hierarchy	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and soil, location and waste objectives.	Other guidance will ensure that transport infrastructure maximises the use of recycled materials.
Cultural Heritage To conserve and where appropriate enhance the historical and cultural environment	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and heritage objectives	
Landscape & Townscape To protect, enhance and	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on movement and townscape	

manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place								objectives	
Economic Objectives									
Economic Health To encourage sustainable economic growth	0	+	++	Medium	Local	Long Term	Positive impact on deprivation. Further stimulate investment.	Proposals to increase accessibility, particularly to areas outside Pendleton will facilitate job growth.	
SUSTAINABILITY SUMMARY	The guidance on movement can be seen to have significant positive benefits for a number of the sustainability objectives. Its facilitation of increased walking and cycling, indirectly leading to streets being busier places, will contribute to improving health and to crime reduction objectives. By improving accessibility both within and to areas outside Pendleton the Guidance is addressing sustainability objectives such as accessibility and economic health. The area around Pendleton has many job opportunities which could be taken up by the area's residents if good transport were available.								

Land Uses

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
Human Health To promote healthy lifestyles.	0	0	0	Medium	Local	Long Term		There is little direct impact between the guidance on land use and health objectives	-
Education To improve learning skill and employability for all sectors of the community.	0	+	+	High	City	Long Term	High quality schools will help attract incomers into the area.	The Guidance will increase the certainty of the schools being built.	A formal planning document would increase the certainty of the schools being built still further but would not meet the deadlines for BSF funding.
Crime and Safety To reduce crime, anti social behaviour and promote community safety.	0	0	0	Medium	Local	Long Term	The creation of more jobs will reduce numbers of unemployed.	There is little direct impact between the guidance on land use and crime and safety objectives	-
Deprivation and Poverty To reduce social exclusion and eradicate poverty.	0	+	++	High	Local	Long Term	The creation of more jobs will reduce numbers of unemployed	The Guidance facilitates the creation of jobs in construction and retail and the new and improved housing will directly reduce fuel poverty	More land could be designated for employment uses but this would be at the expense of housing land. It is considered that the Guidance strikes the right balance.
Housing To ensure that the housing stock meets the needs of all parts of the community.	0	++	++	High	Local	Long Term	High quality homes will help attract	The Guidance facilitates the construction of new and improved housing and the achievement of the council's tenure	More private housing would increase average local income but fail to accommodate existing tenants. The types of

							incomers into the area.	aspirations.	housing that are acceptable should be made clear in the Guidance as should the way that affordable housing aspirations can be met within existing policies.
<p>Neighbourhood and Communities</p> <p>To promote vibrant and viable neighbourhoods and townscapes.</p> <p>To promote a strong community where people feel they have a say in their future</p>	0	+	+	High	Local	Long Term	Employment opportunities strengthen the community	The proposed retail developments will add to the vitality of the town centre and will provide additional community facilities and services.	Too much retail development will have an adverse effect on nearby centres
<p>Accessibility</p> <p>To encourage efficient patterns for movement to support sustainable economic growth</p> <p>To ensure everyone has access to a full range of appropriate services, and has the opportunity to participate in cultural, sport and recreational activities.</p> <p>To encourage access to the countryside, open spaces and semi urban environments</p>	0	+	+	High	Local	Long Term	-	The Guidance will consolidate and build on the existing town centre which is well placed to be accessed by the community.	.-
Environmental Objectives									

Biodiversity, Flora & Fauna To maintain and enhance biodiversity, flora and fauna	0	0	0	High	Local	Long Term		More homes with gardens create opportunities for wildlife.	The creation of habitats is already advocated in separate documents.
Water To protect and improve surface and groundwater quality To minimise water use and consumption	0	+	+	High	Local	Long Term		The Guidance proposes significant redevelopment and improvement of houses which create opportunities for the latest water saving devices to be used	Encourage the widespread use of SUDS and reduction in hard surfaces is already advocated in separate documents.
Climatic Factors To reduce contributions and vulnerability to climate change. To reduce air pollution and improve air quality	0	+	++	High	Local	Long Term	Reduction in fuel poverty	The Guidance proposes significant redevelopment and improvement of houses which create opportunities for the latest energy saving devices to be used	Neighbourhood combined heat and power could be encouraged but this is already advocated in a separate document.

<p>Material Assets</p> <p>To conserve soil resources and improve quality</p> <p>To deliver more sustainable patterns of location and type of development</p> <p>To promote sustainable design and construction, including the reuse and recycling of finite resources and the use of renewable energy</p> <p>To manage waste in accordance with the waste hierarchy</p>	0	+	+	High	Local	Long Term		<p>There is little direct impact between the guidance on land use and soil and waste objectives.</p> <p>The Guidance will consolidate and build on the existing town centre which is well placed to be accessed by the community.</p> <p>The Guidance proposes significant redevelopment and improvement of houses which create opportunities for waste recycling facilities to be included.</p>	Other reports are promoting sustainable design and construction
<p>Cultural Heritage</p> <p>To conserve and where appropriate enhance the historical and cultural environment</p>	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on land use and heritage objectives.	
<p>Landscape & Townscape</p> <p>To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place</p>	0	0	0	High	Local	Long Term		There is little direct impact between the guidance on land use and the landscape and townscape objectives.	
Economic Objectives									

<p>Economic Health</p> <p>To encourage sustainable economic growth</p>	<p>0</p>	<p>+</p>	<p>++</p>	<p>Medium</p>	<p>Local</p>	<p>Long Term</p>	<p>Reduced deprivation and poverty.</p>	<p>Significant numbers of retail and construction jobs will be created within the area.</p>	<p>Provide more employment land within Pendleton but this would be at the expense of housing land. It is considered that the Guidance strikes the right balance.</p>
<p>SUSTAINABILITY SUMMARY</p> <p>The guidance on land uses can be seen to have significant positive benefits for a number of the sustainability objectives. It provides for new schools and retailing and new and improved housing. This in turn can have positive benefits on education and deprivation and poverty. Bringing housing up to Decent Homes Standard and changing the tenure structure will have significant housing benefits.</p> <p>The amount of proposed construction gives an opportunity to build to the highest standards positively affecting water, climatic and material asset objectives.</p> <p>The significant numbers of retail and construction jobs be created in the area will have benefits for the economic health objective.</p>									