

# **Integrated Assessment of the draft Civic Quarter Area Action Plan**

**January 2020**

## Quality Management

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Prepared by	Claire Dobinson Booth	
Checked by	Martin Craddock	
Authorised by	Jackie Palmer	

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## 1 Introduction

- 1.1 The Council is preparing a Civic Quarter Masterplan document as an Area Action Plan (the AAP) to guide development and positive change in the key growth area. The AAP area comprises approximately 55 hectares at the heart of Trafford including the Trafford Town Hall, the international sporting venue Lancashire Cricket Club and the old B&Q site. The Council has identified the Civic Quarter as pivotal in the regeneration of the surrounding area, in particular the regeneration of Stretford and Old Trafford.
- 1.2 In February 2020 the Council is also consulting upon an Integrated Assessment (IA) Draft Scoping Report. The Scoping Report identifies the type, nature and extent of potential effects that should be considered in assessing the sustainability of the emerging AAP. Scoping is the first stage in the IA process.
- 1.3 This IA Report accompanies the draft AAP (Regulation 18), which will be subject to consultation in early 2020.
- 1.4 The AAP, when adopted, will form part of the Development Plan for the area alongside the Trafford Core Strategy (adopted January 2012) and the Revised Trafford Unitary Development Plan (adopted June 2006). However, these two documents will be replaced by the Trafford Local Plan once that has been adopted (expected in 2022).

## 2 Sustainability Appraisal / Integrated Assessment

- 2.1 Section 19 of the Planning and Compulsory Purchase Act 2004<sup>1</sup> requires Local Planning Authorities to carry out Sustainability Appraisal (SA) of each of the proposals in a plan during its preparation. Section 39 of the Act requires that at every stage, plans must be prepared “with the objective of contributing to the achievement of sustainable development”. SAs incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004<sup>2</sup> (commonly referred to as the “Strategic Environmental Assessment Regulations” or “SEA Regulations”). SA covers wider social and economic effects of plans, as well as the more environmentally-focused considerations of SEA. It is common practice to cover the requirements of SEA within SA of development plans.
- 2.2 The Government states that the purpose of SA “*is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives*”<sup>3</sup>. It is an iterative process, which identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.
- 2.3 The planning system has an important role to play in promoting and enabling sustainable development, particularly through the plan making process. The legislation states that the function must be exercised with the objective of contributing to the achievement of sustainable development<sup>4</sup>. The NPPF<sup>5</sup> sets out a “presumption in favour of sustainable development”, which runs through

<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2004/5/contents>

<sup>2</sup> <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>3</sup> Strategic environmental assessment and sustainability appraisal, Planning practice guidance, Ministry of Housing, Communities & Local Government, 2019 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>4</sup> Planning and Compulsory Purchase Act 2004, section 39 <http://www.legislation.gov.uk/ukpga/2004/5/contents>

<sup>5</sup> National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 2019 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

both plan-making and decision-taking. This involves three overarching objectives:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.4 SA of the emerging AAP will be joined by an assessment of the AAP's predicted impact upon health and equality. Together this will be known as an Integrated Assessment (IA). The IA will include three separate but complementary assessments in order to inform the development of the AAP. These are:

- SA: to assess the effects of the AAP across a range of environmental, social and economic issues.
- Health Impact Assessment (HIA): to assess the effects of the AAP on the health and well-being of the population and its ability to access health-related facilities and services. The IA objectives have been drafted to include health considerations as part of the appraisal.
- Equalities Impact Assessment (EqIA): to assess the effects of the AAP in terms of equalities issues, with a particular focus on disadvantaged

or excluded groups of people. EqIA helps identify where equality of opportunity can be promoted.

- 2.5 The EqIA follows an established process by Trafford Borough Council for assessing authority proposals. This assessment has been included in Appendix 2.

### 3 Scoping

- 3.1 The first step of the SA process is “scoping”. NPPG<sup>6</sup> explains that the scoping stage should “set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives” Five stages are advised, as set out in Table 4-1.

<b>Stage 1: Identify other relevant policies, plans and programmes, and sustainability objectives</b>	Identifies environmental, social and economic objectives contained in other plans, programmes and policies that are most relevant to Trafford and any other that would ensure that SEA requirements are covered.
<b>Stage 2: Collect baseline information</b>	Summarises or expands on some of the data from Stage 1 and considers any other relevant data available to ascertain what the current social, economic and environmental conditions are within Trafford.
<b>Stage 3: Identify sustainability issues and problems</b>	Sets out the key issues and problems that Trafford faces, based on the findings of stages 1 and 2.
<b>Stage 4: Develop the sustainability appraisal framework</b>	Places the issues into relevant themes. It then turns these themes into objectives and questions that can be used to assess the emerging development plan to ensure it considers Trafford’s sustainability issues.
<b>Stage 5: Consult on the scope of the SA report</b>	At least the three statutory consultees Historic England, the Environment Agency and Natural England must be consulted and feedback is used to refine the SA process.

Table 4-1: Stages of SA Scoping

- 3.2 A draft Report setting out this process was produced by Capita for Trafford Borough Council and consulted upon from January 2020. The feedback received has been considered and relevant amendments have been made to the Report.
- 3.3 From this scoping exercise, 16 IA objectives were derived that were deemed appropriate indicators to test the emerging AAP proposals against to ensure

<sup>6</sup> Strategic environmental assessment and sustainability appraisal, Planning practice guidance, Ministry of Housing, Communities & Local Government, 2019 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>



they were addressing the issues that the Civic Quarter and Trafford faces. They cover social, environmental and economic elements. Readers are directed to the IA Scoping Report for more information on the process. To assist in the IA assessment, each IA Objective has a set of decision-aiding questions for policy assessment and a set for development allocation assessment, as set out in Table 4-2.

Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity		
IA Topic	Population, Equality and Housing	Consistency with GMSF IA Objectives	1,2
Assessment Criteria: Will the AAP...			
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?			
Support a reduction in the disparity of housing quality across the borough?			
Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?			
Support improvements in the energy efficiency and resilience of the housing stock?			
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?			
Assessment Criteria: Will proposed development ...			
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?			
Support a reduction in the disparity of housing quality across the area?			
Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?			
Support improvements in the energy efficiency and resilience of the housing stock?			
Ensure the number of houses meets that of demand by increasing access to affordable housing in line with growth and income?			
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity		
IA Topic	Population, Equality and Housing	Consistency with GMSF IA Objectives	4, 5, 7, 8

	Housing	Objectives	
Assessment Criteria: Will the AAP...			
Ensure equality of opportunity and equal access to facilities / infrastructure for all?			
Avoid differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010?			
Reduce the proportion of people living in deprivation?			
Support reductions in poverty (including child and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation?			
Foster good relations between different people?			
Assessment Criteria: Will the proposed development...			
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?			
Support regeneration in a deprived area?			
Offer affordability and opportunity?			
Be accessible by all members of the community?			
Foster good relations between different people?			
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities		
IA Topic	Health	Consistency with GMSF IA Objectives	6, 7
Assessment Criteria: Will the AAP...			
Support healthier lifestyles and improvements in determinants of health?			
Reduce health inequalities within Trafford and with the rest of England?			
Promote and improve social infrastructure and access to community services and facilities?			
Assessment Criteria: Will the proposed development ...			
Be within the vicinity of, or deliver, a health centre or GP service?			
Be within the vicinity of, or deliver, play space or recreational open space?			
Be within the vicinity of, or deliver, a sports facility?			
Have the potential to affect new or existing residents through noise, dust, light or smell?			

Objective	4. Ensure sustainable economic growth and job creation		
IA Topic	Economy and Education	Consistency with GMSF IA Objectives	2, 8
Assessment Criteria: Will the AAP...			
Recognise the increasing importance of tourism to the economy and increasing demand for tourist facilities?			
Support education and training to provide a suitable labour force for future growth?			
Increase the vitality and viability of Trafford's town centres?			
Meet the needs for retail, leisure, offices and other main town centre uses by allocating a range of suitable sites for main town centre uses?			
Promote the 'evening economy' within town centres and identify appropriate sites and opportunities?			
Support the increasing importance of culture and leisure uses within the town centres?			
Provide sufficient employment land in locations that are well-connected and well-served by infrastructure?			
Ensure and maintain a sufficient labour force (in terms of volume and skills)?			
Improve the qualification and skill base of residents in order to meet employers' needs?			
Allocate high quality and attractive sites for office, industrial and warehousing uses to mirror its strengths in financial business, professional services, manufacturing and digital?			
Retain and consolidate suitable existing employment sites and areas where there is a reasonable prospect of these continuing to be used for employment purposes?			
Focus employment uses in allocated employment land, such as at Trafford Park?			
Set out criteria that development for non-employment uses on employment sites have to meet?			
Set out the target of level of employment land in Trafford and phasing in accordance with GMSF?			
Allocate suitable sites of employment land (in addition to any strategic allocations coming through the GMSF)?			
Identify whether there is a need for additional culture and tourism facilities in the borough?			

Assessment Criteria: Will the proposed development ...			
Protect and enhance the vitality and viability of existing employment areas and/or town centres?			
Support appropriate retail, leisure, cultural and/or employment opportunities?			
Support economic development in locations that are easily accessible by sustainable transport?			
Support economic development in locations that are well-connected and well-served by infrastructure?			
Provide a variety of employment land and mixed-use development sites over the plan period to support a varied and robust economy?			
Contribute to growth in tourist facilities and jobs?			
Support education and training to provide a suitable labour force for future growth?			
Ensure and maintain a sufficient labour force (in terms of volume and skills)?			
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development		
IA Topic	Transport Utilities	Consistency with GMSF IA Objectives	3, 9
Assessment Criteria: Will the AAP...			
Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development?			
Reduce the need to travel and promote efficient patterns of movement?			
Promote a safe and sustainable public transport network that reduces reliance on private motor vehicles?			
Champion the use of sustainable modes of transport by all throughout the borough?			
Ensure infrastructure development, the business community and public transport networks are sufficiently connected, to reduce the need to travel by car?			
Link to the objectives of the 2040 Transport Strategy and consider how new development can contribute to increasing capacity and supporting new infrastructure for Train routes and the Metrolink?			
Improve transport connectivity, particularly to alleviate issues from travelling east to west across the Borough?			

Ensure that utilities / digital infrastructure can support and enable the anticipated scale and spatial distribution of development?			
Assessment Criteria: Will the proposed development ...			
Be easily accessible and well served by public transport, walking and cycle routes?			
Allow for improved travel connectivity?			
Be connected to a transport network that can support the development alongside existing development and proposed growth?			
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?			
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?			
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs		
IA Topic	Access and Community Infrastructure	Consistency with GMSF IA Objectives	5, 7, 8, 9
Assessment Criteria: Will the AAP...			
Improve the availability of opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?			
Ensure people are adequately served by healthcare and other key facilities, regardless of socio-economic status?			
Ensure people obtain equitable access to affordable high-quality food shopping, and other fundamental needs such as chemists?			
Ensure sufficient access to educational facilities for all children?			
Promote access to, and provision of, appropriate community social infrastructure including playgrounds and sports facilities?			
Assessment Criteria: Will the proposed development ...			
Allow for access to primary and secondary schools?			
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?			
Be within the vicinity of, or deliver, appropriate community social infrastructure including playgrounds and sports facilities?			

Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?			
Objective	7. Conserve and enhance landscape, townscape, and the character of the borough		
IA Topic	Landscape and Townscape	Consistency with GMSF IA Objectives	16
Assessment Criteria: Will the AAP...			
Protect landscape character and improve the quality of open spaces and the public realm?			
Conserve and enhance townscape character, and the aesthetic quality of the built environment?			
Respect, maintain and strengthen local character and distinctiveness?			
Assessment Criteria: Will the proposed development ...			
Have scope to develop or improve the green infrastructure network?			
Protect landscape character and improve the quality of open spaces and the public realm?			
Conserve and enhance townscape character, and the aesthetic quality of the built environment?			
Respect, maintain and strengthen local character and distinctiveness?			
Objective	8. Conserve and enhance the historic environment		
IA Topic	Cultural Heritage	Consistency with GMSF IA Objectives	16
Assessment Criteria: Will the AAP...			
Conserve and enhance the historic environment, heritage assets and their setting?			
Assessment Criteria: Will the proposed development ...			
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?			
Objective	9. Improve air quality		
IA Topic	Air Quality	Consistency with GMSF IA Objectives	10
Assessment Criteria: Will the AAP...			

Improve air quality within the borough, particularly in Air Quality Management Areas (AQMAs)?			
Assessment Criteria: Will the proposed development allocation...			
Be within or adjacent to an AQMA?			
Have the potential to have an adverse effect on air quality in the area?			
Objective	10. To conserve and protect land and soils, whilst reducing land contamination		
IA Topic	Land, Geology, and Soils	Consistency with GMSF IA Objectives	17
Assessment Criteria: Will the AAP...			
Support the development of previously developed land and other sustainable locations?			
Conserve and protect geodiversity?			
Protect the best and most versatile agricultural land / soil resources from inappropriate development?			
Encourage the redevelopment of derelict land, properties, buildings and infrastructure, returning them to appropriate uses?			
Support reductions in land contamination through the remediation and reuse of previously developed land?			
Assessment Criteria: Will the proposed development ...			
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?			
Avoid potential increase in levels of land contamination?			
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?			
Conserve and protect geodiversity?			
Objective	11. Protect and improve the quality and availability of water resources		
IA Topic	Water Resources	Consistency with GMSF IA Objectives	14
Assessment Criteria: Will the AAP...			
Encourage compliance with the Water Framework Directive?			
Promote management practices that will protect water features from pollution and,			

where possible, create a net benefit by improving water quality?			
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?			
Assessment Criteria: Will the proposed development ...			
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?			
Be near a suitable watercourse or water body in order to assist with drainage issues?			
Be affected by any known drainage constraints?			
Avoid risk to the quality of any watercourse or water body?			
Objective	12. Conserve and enhance biodiversity and promote nature conservation		
IA Topic	Biodiversity	Consistency with GMSF IA Objectives	11
Assessment Criteria: Will the AAP...			
Provide opportunities to enhance new and existing wildlife and geological sites and facilitate biodiversity net gain?			
Avoid damage to, or destruction of, designated wildlife sites, habitats and species and protected and unique geological features?			
Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not unnecessarily prejudiced?			
Support and enhance existing multifunctional green infrastructure and / or contribute towards the creation of new multifunctional green infrastructure?			
Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?			
Assessment Criteria: Will the proposed development ...			
Avoid potential damage to designated wildlife sites and geological sites?			
Avoid fragmentation of habitats?			
Provide opportunities to enhance new and existing wildlife and geological sites?			
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?			
Objective	13. Promote sustainable consumption of resources and support the		



	implementation of the waste hierarchy		
IA Topic	Materials and Waste	Consistency with GMSF IA Objectives	18
Assessment Criteria: Will the AAP...			
Support the sustainable use of physical resources?			
Promote movement up the waste hierarchy?			
Promote reduced waste generation rates?			
Assessment Criteria: Will the proposed development ...			
Promote movement up the waste hierarchy?			
Help to minimise waste generation?			
Be within or impact on a mineral safeguarding area?			
Be within or impact on a mineral area of search?			
Objective	14. Reduce per capita greenhouse gas emissions		
IA Topic	Climate Change and Associated Risks	Consistency with GMSF IA Objectives	15
Assessment Criteria: Will the AAP...			
Encourage the growth of businesses offering low carbon goods and services that contribute to emissions reductions, create employment opportunities and economic growth?			
Improve the energy efficiency of buildings and encourage low carbon and decentralised forms of energy generation that will be key to reducing greenhouse gas emissions?			
Encourage reduction in energy use and increased energy efficiency?			
Encourage the development of low carbon and renewable energy facilities, including as part of conventional developments?			
Promote a proactive reduction in direct and indirect greenhouse gas emissions emitted across GM?			
Assessment Criteria: Will the proposed development allocation...			
Support the growth of the low carbon goods and services sector?			
Support a reduction in energy use and increased energy efficiency?			
Help to minimise emissions of greenhouse gases?			
Promote low and zero carbon technologies and renewable sources?			

Objective	15. Reduce the consequence of flooding		
IA Topic	Climate Change and Associated Risks	Consistency with GMSF IA Objectives	13
Assessment Criteria: Will the AAP...			
Restrict the development of property in areas of flood risk?			
Ensure adequate measures are in place to manage existing flood risk?			
Ensure that development does not increase flood risk due to increased run-off rates?			
Ensure development is appropriately future proof to accommodate future levels of flood risk including from climate change?			
Assessment Criteria: Will the proposed development ...			
Avoid development in an area at risk of flooding (is it partly or wholly situated in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?			
Allow for adequate measures to manage existing flood risk?			
Increase flood risk in this location or elsewhere?			
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?			
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change		
IA Topic	Climate Change and Associated Risks	Consistency with GMSF IA Objectives	12
Assessment Criteria: Will the AAP...			
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the borough, (e.g. temperature extremes, high winds, increased rain fall)?			
Assessment Criteria: Will the proposed development ...			
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the area, (e.g. temperature extremes, high winds, increased rain fall)?			

Table 4-2: IA Objectives and Assessment Criteria

## 4 Approach to Integrated Assessment

4.1 The suite of 16 IA Objectives will be to be used to assess the draft AAP using a matrix where the AAP proposals would be “pitched” against the IA Objectives and an outcome noted using the colours and symbols in Table 5-1.

Symbol	Definition
++	Major positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Major negative effect
u	Unknown at this stage

Table 5-1: Assessment scoring system

4.2 During the assessment, a number of factors will have to be considered to determine whether a predicted effect has the potential to be significant. These factors are listed in Table 5-2 below.

Issues for consideration	Details
Type of Effect	<ul style="list-style-type: none"> <li>• Positive or Negative</li> <li>• Direct or Indirect</li> <li>• Cumulative, secondary, synergistic</li> <li>• Temporary or Permanent</li> </ul>
Magnitude and Spatial Extent	<ul style="list-style-type: none"> <li>• Where will it impact? Will it be within the AAP boundary or outside it?</li> <li>• Will it cause trans-boundary issues and impact on adjacent areas or regionally (GM) or nationally?</li> <li>• What is the geographical area and size of population likely to be affected?</li> </ul>
Who it will affect, key groups or communities to be considered include:	<ul style="list-style-type: none"> <li>• Old and young people</li> <li>• Socio economic groups (variable)</li> <li>• Women and men</li> <li>• Asylum seekers and refugees</li> <li>• Black and ethnic minority people (including Gypsy and Traveller communities)</li> <li>• Disabled people</li> <li>• Faith communities</li> <li>• Lesbian, gay, bisexual and transgender people</li> </ul>
Vulnerability of Receptor	<ul style="list-style-type: none"> <li>• Sensitivity of receptors</li> <li>• Special natural characteristics/areas or cultural heritage</li> <li>• Protected areas</li> <li>• Relative importance of the site, whether it is a nationally or</li> </ul>

Issues for consideration	Details
	internationally important feature or of local significance
Timing and Duration of the Effect	<ul style="list-style-type: none"> <li>• Short-term: 0-4 years</li> <li>• Medium-term: 5-9 years</li> <li>• Long-term: 10+ years</li> </ul>

Table 5-2: Factors to consider in assessment

4.3 The matrix would allow for consideration of the above factors, and clearly set out assessment outcomes. Suggested mitigation or enhancements would also be noted with the matrix. The proposed matrix is illustrated below.

AAP Policy / Proposal					
IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting comments	Mitigation
1	+	+	+		
2..	-	-	--		
Etc...					

4.4 As noted within this Report, HIA and EqIA can be integrated within an IA. To aid this, specific IA Objectives have been prepared that would allow for assessment of AAP proposals upon health (IA Objective 3) and equality (IA Objective 2).

4.5 A separate EqIA is provided in Appendix 2.



6	n	+	n	++	n	n	n	n	n	n	n	n	n	n	n	n
7	n	n	n	n	++	n	+	n	n	n	n	n	n	n	n	n
8	n	n	n	+	n	n	++	n	n	n	n	n	n	n	n	n

5.3 The matrix did not identify any clear conflicts between the IA objectives and the strategic objectives. However, there are several occasions where the outcome is irresolute. In those cases, there is the potential for negative, positive or neutral effects, or a combination. There is confidence that the draft Area Action Plan in combination with the Core Strategy and emerging Local Plan contains sufficient policy coverage to avoid or mitigate any negative effects.

## 6 Integrated Assessment Policies Methodology

6.1 The methodology for undertaking the IA is derived from that used for the integrated appraisal of the emerging Local Plan. The proposed policies have been assessed within a matrix where the policy or allocation is “pitched” against the 16 IA Objectives and an outcome noted using the colours and symbols below. The decision-aiding questions set out under 4.3 were used to reach an outcome.

Symbol	Definition
++	Significantly positive effect
+	Positive effect
n	Neutral effect
-	Minor negative effect
--	Significantly negative effect
u	Unknown at this stage

6.2 The matrix also considers the short, medium and long-term effects. A commentary is provided on the likely significant effects of implementing the policy or delivering the allocation, along with a discussion of the likely probability and duration of effects. Suggested mitigation or enhancements are also set out.

6.3 The SEA Directive requires that any difficulties in carrying out the IA are identified. The following limitations in knowledge have been identified in carrying out the IA:

- Evolving evidence base - evidence is constantly updated which can render assessments out of date, although this is unlikely to be to such an extent that it would materially affect outcomes.
- Climate change - assessing long-term climate change is difficult and therefore its potential effects upon Trafford and the Civic Quarter can be uncertain.
- Heritage Assets – it is unclear at this stage what impact the AAP would have upon heritage assets. Whilst designated heritage assets within the vicinity have been identified and the area will generally be

improved, the impact upon their significance is at this stage unclear and would only be fully understood at detailed design stage. However, it is assumed that investigation will take place and the significance of any heritage assets will be protected and enhanced through the planning process.



## 7 Integrated Assessment Outcomes

7.1 The full assessments for proposed policies are set out at Appendix 1, a summary of the outcomes is provided below.

<p><b>Spatial Vision</b></p>
<p>The AAP sets out a strategic Vision for the area to 2037 and beyond. It talks about creating a new mixed-use neighbourhood with high quality design, green infrastructure, and sustainable transport that helps the area create its own distinct identity.</p> <p>As expected from such a positively worded vision the impact on the IA objectives is broadly positive. However, there are two areas of concern. Whilst the Vision talks about “maximising existing opportunities” it fails to mention the heritage assets which are discussed throughout the report. More importantly there is no mention of reducing the levels of deprivation in the area.</p>
<p><b>Policy CQ1: Civic Quarter Regeneration</b></p>
<p>The first policy in the AAP is a broad policy to ensure that all new development complies with, and does not prejudice, the delivery of the AAP. Therefore, the appraisal of this policy covers the entire AAP.</p> <p>The appraisal, in the most part, is positive except for the impact the AAP would have on IA Objective 2: “Promote equality of opportunity and reduce levels of deprivation and disparity”. Whilst the initial chapters of the AAP mention the low levels of deprivation in the area there is no mention in the document how the policies or proposals within the AAP might remedy this. Based on the information available it is unclear whether the AAP will have a positive or negative impact on reducing disparity.</p>
<p><b>Policy CQ2: Housing</b></p>
<p>The housing policy will deliver 4,000 homes over the plan period. The homes will be a mix of size, tenure and type and be expected to accord with the other policies within the Plan.</p> <p>The delivery of a mix of homes will have positive social and economic impacts. There is the opportunity for environmental negative impacts, particularly the impact on the heritage assets in the area. Until further detail of development is known it is difficult to judge what the impact will be.</p>
<p><b>Policy CQ3: Mixed Use Communities</b></p>
<p>Whilst this policy encourages a mix of uses in the Civic Quarter it does not insist on any of these. This reduces an immediate positive impact of this policy as it would take some</p>

<p>time for such uses to come forward as the new communities become more established. The policy could be revised to require infrastructure alongside new housing development.</p>
<p><b>Policy CQ4: Sustainability and Climate Change</b></p>
<p>The policy requires development within the AAP to achieve a number of environmental criteria that promote high levels of energy efficiency and environmental sustainability. Consequently, the policy has a positive effect on the environmental IA objectives and a neutral or positive impact on the social and economic objectives.</p>
<p><b>Policy CQ5: Conservation and Heritage</b></p>
<p>The protection and enhancement of the historic environment would not have any negative effects.</p>
<p><b>Policy CQ6: High Quality Urban Design</b></p>
<p>The policy's approach to securing high quality design is in accordance with the NPPF. Promoting and securing high quality design has been assessed as a highly positive approach against some objectives. Whilst the policy scores negatively against objectives to improve energy efficiency and managing flood risk, when the AAP is taken as a whole, other policies balance this negative impact.</p>
<p><b>Policy CQ7: Public Realm Principles</b></p>
<p>Improving the public realm in the Civic Quarter will have no negative sustainability impacts. The approach will have a positive impact on sustainable walking routes, green infrastructure and water management.</p>
<p><b>Policy CQ8: Wellbeing Route – Talbot Road</b></p>
<p>The precise wording for CQ8 has not been provided but the overall nature of the proposal has been assessed with an overall range of positive likely effects, particularly in relation to promotion of sustainable forms of travel and the local environment.</p>
<p><b>Policy CQ9: Processional Route</b></p>
<p>This policy to retain and enhance a processional route through the area has some very strong positive impacts on the social, environmental and economic objectives within the IA. The policy will encourage walking, improve the image of the area and provide environmental enhancements.</p>
<p><b>Policy CQ10: Movement and Car Parking Strategy</b></p>
<p>This policy's impact is broadly neutral as although rationalising parking will bring positive impacts to spaces it unlikely to deter car use</p>

## 8 Overview of Outcomes

### General

- 8.1 Policies tend to “score” well when assessed against the IA objectives. The unmitigated conclusions can be neutral or even negative at times but suggested mitigation measures tend to improve this outcome. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued; these are mandatory elements of development as set out in NPPF, Trafford’s Core Strategy and in the draft Local Plan.
- 8.2 The AAP has been prepared in accordance with the NPPF and both the current Core Strategy and emerging Trafford Local Plan; there is generally no reasonable alternative policy approach.
- 8.3 The outcomes of the IA assessments are very important in providing, in a transparent manner, an understanding of the potential sustainability of proposals, policies and allocations, and the degree to which the effects of the AAP can effectively be mitigated. However, it is important to understand that the IA itself cannot singularly determine a particular direction the AAP must take. The AAP fits into a hierarchy of planning documents, and is therefore influenced by national, regional and local planning policy that has also been subject, in most cases, to some form of sustainability appraisal. In addition, the AAP is guided by a suite of evidence that sets out and considers matters such as the aspirational objectives of the Council, balanced against the realism and viability of the AAP being delivered.

### **How does the AAP assist in the objective to provide a mix of housing?**

- 8.4 The AAP aims to deliver 4,000 new homes within the AAP boundary. It is looking to deliver a mix of housing appropriate to the area, including different tenures and specialist housing such as care homes and student housing.

- 8.5 The environmental proposals within the AAP seek to improve the image of the area and should help attract new development to the area.
- 8.6 There are some policies within the AAP that will place additional requirements on housing, such as being carbon neutral. Whilst this could affect the viability of some schemes, it is not a major conflict and not itself a reason to remove these policies. It is the role of the planning application process to balance the policies where there may be a viability issue.
- 8.7 It is considered that cumulatively, the AAP's policies work well together to provide a mix of housing to meet identified housing need, which would also have a positive effect at a local and regional level addressing the wider housing market area.

**How does the AAP promote equality of opportunity and reduce levels of deprivation and disparity?**

- 8.8 The overall strategy of the AAP aims to improve the image of the area and encourage new development. The introductory chapters discuss the high levels of deprivation in the area at present, but the document is unclear how the policies and proposals will provide for equal opportunities for existing residents. The AAP aims to bring new employment and a new community. Whilst it is likely that this will improve levels of employment in the area and reduce deprivation it is possible that existing residents will be precluded from the new employment and homes.
- 8.9 It will be important to ensure new development look outwards and the edges of the AAP area and that the improved routes also support connectivity beyond the AAP boundaries. Policy CQ 2 of the AAP requires a mix of housing to meet the needs of the area. This should reduce the possibility of a new community disconnected from the residents around.

### **How does the AAP support improved health and wellbeing of the population and reduce health inequalities?**

8.10 The vision, and subsequent policies for the Civic Quarter includes reducing the visual impact of car parking, improving routes through the site, increasing green infrastructure and improving air quality. Whilst the AAP does not specifically allocated land for health facilities it is highly compatible with this objective by encouraging sustainable forms of transport and encouraging people to get out and about using the new routes.

### **Will the AAP ensure sustainable economic growth and job creation?**

8.11 One of the main aims of the AAP is to build on current opportunities and promote economic growth in the area. This will have a strong positive impact on this objective that would be felt across the Civic Quarter and wider to Trafford and the region. Whilst on its own this aim could have negative environmental impacts, other policies in the AAP to promote carbon neutral development will mitigate any potential negative impacts.

8.12 Overall, the policies and proposals of the Area Action Plan are highly compatible with this objective and are likely to give rise to a widespread positive impact. In the long term, the Plan will create and sustain high quality employment opportunities and a strong tourism sector.

### **Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development**

8.13 The AAP's spatial strategy is a highly positive approach with regards to this IA Objective. The AAP contains policy to improve connectivity through and beyond the AAP boundaries. With two light rail stations on the AAP boundary the proposals to improve routes through the area will have a positive impact on this objective.

8.14 At present the private car has a substantial impact upon the area with many surface car parks across the Civic Quarter and busy roads. The policies to

encourage sustainable links and rationalise the car parking will encourage more people to choose sustainable options, however, this will take some time.

**Will the AAP improve accessibility, by equitable means, to community facilities, services and other needs?**

8.15 The AAP encourages a mixed-use community, with policy CQ3 in particular encouraging a number of uses, including services and facilities. However, the AAP does not require these facilities so it would be expected that it would take time for any facilities to come forward within the area, only doing so when an established community would be in place.

8.16 However, over the long term, this AAP policy along with others that look to improve accessibility through the area, it is likely that there will be a positive impact in improving accessibility to such facilities.

**How does the AAP assist in the objective to conserve and enhance landscape, townscape, and the character of the area and conserve and enhance the historic environment?**

8.17 The Civic Quarter has a mixed character and townscape. The area is dominated by car parking and large units that don't connect to each other nor reflect the area's heritage. The AAP seeks to regenerate the area and contains a number of design policies to respect the existing character but also enhance with new buildings and spaces.

8.18 Nevertheless, any development has the potential to impact upon the built environment, positively, negatively or neutrally. This would be determined at the detailed design stage and managed through the development management process. The AAP includes positive policies on design, townscape and the historic environment, which aim to avoid negative effects and promote positive effects. The area-based proposals also have site-specific design guidelines that include the requirement for high quality design, hard and soft landscaping schemes, and consideration for nearby heritage assets.

**Does the AAP improve air quality?**

8.19 Given that the AAP provides for an increase in local population and growth in employment, there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions resulting from increased traffic movements which will have a negative impact on air quality.

8.20 However, the wider strategy of focusing development in a sustainable location, such as the Civic Quarter, close to public transport links will minimise the need to travel. The AAP contains a proactive strategy for improving transport and access, including the provision of cycle and walking routes. Policy CQ4 requires development proposals to demonstrate a positive contribution to air quality, promote the use of sustainable transport modes and reduce the reliance on vehicle use.

8.21 Overall, it is considered the proposals within the AAP could have a cumulative negative impact on this objective. Whilst the Plan contains many ways in which to lessen, avoid or mitigate negative effects, an increase in pollution is an inevitability of growth. Policies must be well implemented, monitored and mitigated if required to keep negative impacts as low as possible.

**Will the AAP conserve and protect land and soils, whilst reducing land contamination?**

8.22 The AAP focuses development on brownfield sites within the urban core of Manchester which reduces the need for development on edge of settlement greenfield sites and supports the IA Objective to conserve and protect land and soils.

8.23 Policies and proposals are required to incorporate sustainable drainage which will reduce contamination but generally the AAP will have little impact on reducing land contamination across the Civic Quarter and Trafford.

**Will the AAP protect and improve the quality and availability of water resources?**

8.24 It is not expected the AAP will have a significant impact on the availability of water resources. However, any development has the potential to contaminate and negatively impact on water quality and availability.

8.25 Any negative impact can be mitigated with the uses of water efficiency and sustainable drainage solutions as required by policy CQ4 of the AAP. This in combination with national planning policy should be effective in achieving positive impacts against this IA objective.

**Does the AAP conserve and enhance biodiversity and promote nature conservation?**

8.26 The Civic Quarter is not an area particularly rich in ecology but there are several elements of green infrastructure, especially along Talbot Road and Metrolink line and around the Town Hall. This includes several mature street trees along Talbot Road.

8.27 The AAP sets out a positive approach to increasing green infrastructure and biodiversity in the area and by focusing development in this urban area away from natural habitats the Plan will have a very positive impact on this IA objective.

**Does the AAP promote sustainable consumption of resources and support the implementation of the waste hierarchy?**

8.28 The provision of around 4,000 dwellings in this area would be likely to have a negative effect on waste generated, both in construction and in use. At present, there is nothing within the AAP policies to support sustainable waste management systems or to support the use of recycled materials in development.

**Will the AAP help to reduce per capita greenhouse gas emissions?**



- 8.29 The location of the AAP indirectly, positively impacts reducing greenhouse emissions due to the proposed location of development, reducing the need for travel, and the approach to delivering sustainable modes of transport. Policy CQ4: Sustainability and Climate Change requires development to demonstrate an actionable zero carbon plan and demonstrate a positive contribution to air quality.
- 8.30 Without this policy the AAP's proposals relating to housing growth, employment and leisure are likely to increase pollution including CO2 emissions, but it is expected that through implementation of policy CQ4, this negative impact would be reduced so that it would not be significant.

**Will the AAP reduce the consequence of flooding?**

- 8.31 Whilst Trafford does have several areas that suffer from flood risk, the Civic Quarter is largely free of areas of flood risk. However, risk cannot be completely eliminated, and development growth, as proposed in the AAP, is likely to increase water run-off.
- 8.32 The AAP does not include a policy to reduce flooding, however, it does require all development to incorporate sustainable drainage solutions. This allows for development to incorporate avoidance and mitigation measures to avoid negative effects that would have a local scope.

**Does the AAP help to ensure communities, developments and infrastructure are resilient to the other effects of expected climate change?**

- 8.33 The AAP is clear that high quality design should be pursued and requires that development is delivered in accordance with policy CQ4, which deals specifically with sustainable design measures. It is not clear how exactly development would be delivered to be resilient to climate change effects and may require further exploration at a site-specific level. However, the AAP provides a sound basis upon which explore those issues. A neutral effect is envisaged at this stage.

## 9 Identifying Indicators to Monitor the Area Action Plan

- 9.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored in order to identify unforeseen adverse effects and to be able to undertake remedial action.
- 9.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The IA monitoring will cover significant social, economic and environmental effects.
- 9.3 Monitoring should assess whether:
- the assessment's predictions of sustainability effects are accurate;
  - the AAP is contributing to the achievement of the desired IA objectives and targets;
  - if mitigation measures are performing as well as expected;
  - if there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 9.4 The responsibilities for carrying out the monitoring programme lie with the local planning authority. The Council already has a comprehensive monitoring framework and publishes monitoring reports on a regular basis.
- 9.5 Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of their plans. Similarly, local planning authorities are responsible for identifying and responding to unforeseen adverse effects of the implementation of the AAP, with help from the other bodies subject to the Duty to Co-operate.

IA Objective	Proposed monitoring to measure effects of the Area Action Plan	
	Proposed indicator	Target

IA Objective	Proposed monitoring to measure effects of the Area Action Plan	
	Proposed indicator	Target
<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>	Annual housing delivery	<ul style="list-style-type: none"> <li>Deliver sufficient homes each year to achieve 4,000 over the lifetime of the AAP.</li> </ul>
	Affordable housing	<ul style="list-style-type: none"> <li>Deliver sufficient homes on sites of 10 dwellings or more and collect required amount of commuted sums from smaller developments of 2-9 dwellings to meet identified, viably secured affordable housing needs within the Core Strategy and emerging Local Plan.</li> </ul>
<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>	Indices of Deprivation	<ul style="list-style-type: none"> <li>Improvement of scores in Gorse Hill and Longford wards.</li> </ul>
	Jobs growth	<ul style="list-style-type: none"> <li>Reduction in number of universal credit claimants in Gorse Hill and Longford wards.</li> </ul>
<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>	Improvements to health	<ul style="list-style-type: none"> <li>Access to essential services and facilities</li> </ul>
<b>4. Ensure sustainable economic growth and job creation</b>	Job creation	<ul style="list-style-type: none"> <li>Reduction in number of universal credit claimants.</li> <li>Number of jobs created.</li> </ul>
<b>5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development</b>	Transport and Accessibility.	<ul style="list-style-type: none"> <li>Improve transport options for cycling and walking.</li> </ul>
	Public Transport Accessibility	<ul style="list-style-type: none"> <li>Number of bus passenger journeys to and out of the area</li> </ul>
<b>6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs</b>	Transport and Accessibility.	<ul style="list-style-type: none"> <li>Improve transport options for cycling and walking.</li> </ul>
	Public Transport Accessibility	<ul style="list-style-type: none"> <li>Number of bus passenger journeys to and out of the area</li> </ul>

IA Objective	Proposed monitoring to measure effects of the Area Action Plan	
	Proposed indicator	Target
<b>7. Conserve and enhance landscape, townscape, and the character of the Borough</b>	Design	<ul style="list-style-type: none"> <li>High quality standard of design is required in planning. No development permitted contrary to design advice.</li> </ul>
<b>8. Conserve and enhance the historic environment</b>	Heritage at Risk	<ul style="list-style-type: none"> <li>Zero assets 'at risk'</li> </ul>
	Design	<ul style="list-style-type: none"> <li>High quality standard of design is required in planning.</li> </ul>
<b>9. Improve air quality</b>	Air Quality	<ul style="list-style-type: none"> <li>Fewer AQMAs in Trafford</li> <li>Reduction in NO2</li> </ul>
<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>	Contamination	<ul style="list-style-type: none"> <li>No development permitted where relevant evidence indicates unacceptable exposure to contamination.</li> </ul>
<b>11. Protect and improve the quality and availability of water resources</b>	Drainage	<ul style="list-style-type: none"> <li>No planning applications approved contrary to advice of the Lead Local Flood Authority.</li> </ul>
<b>12. Conserve and enhance biodiversity and promote nature conservation</b>	Biodiversity	<ul style="list-style-type: none"> <li>No development resulting in harm to designated sites.</li> <li>Secure net increase in biodiversity.</li> </ul>
	Green Infrastructure Network	<ul style="list-style-type: none"> <li>Net increase in green infrastructure (including street trees)</li> </ul>
<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>	Waste	<ul style="list-style-type: none"> <li>% of household and commercial waste which is recycled and composted</li> </ul>
<b>14. Reduce per capita greenhouse gas emissions</b>	Carbon	<ul style="list-style-type: none"> <li>Number of proposals including an actionable zero carbon plan</li> </ul>
	Rationalisation of car parking	<ul style="list-style-type: none"> <li>An overall reduction in the number of parking spaces</li> </ul>
	Transport and Accessibility.	<ul style="list-style-type: none"> <li>Improve transport options for cycling and walking.</li> </ul>

IA Objective	Proposed monitoring to measure effects of the Area Action Plan	
	Proposed indicator	Target
		<ul style="list-style-type: none"> <li>Average distance travelled to work</li> </ul>
<b>15. Reduce the consequence of flooding</b>	Flood Risk	<ul style="list-style-type: none"> <li>No planning applications granted contrary to advice of Environment Agency on flooding grounds.</li> </ul>
	Sustainable drainage and water quality	<ul style="list-style-type: none"> <li>No planning applications approved contrary to advice of the Lead Local Flood Authority.</li> </ul>
<b>16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change</b>	Flood Risk.	<ul style="list-style-type: none"> <li>No planning applications granted contrary to advice of Environment Agency on flooding grounds.</li> </ul>

## 10 Next Steps

10.1 This Integrated Assessment assesses the policies within the draft Area Action Plan. The process of assessing the policies is largely complete at this stage but it may be necessary to assess any further changes to the final plan if these are proposed through the consultation period and eventually during an Examination.