



**TRAFFORD**  
COUNCIL

**Development Plan Document**

**DPD1:  
Trafford Core Strategy:  
Further Consultation on Defining the  
Regional Centre and Inner Areas  
Boundaries**

**April 2011**

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## 1.0 Introduction

- 1.1 In the identification of her Main Matters, Issues and Questions (CD 12.12.5) the Inspector raised a question in relation to this matter to which, in December 2010, the Council provided a response (CD 12.35.1, MMIQs 1.2 and 1.3). The response detailed the advice that had been received from Government Office for the North West (GONW) in 2007 in relation to how this matter should be presented within the Trafford Core Strategy. This advice detailed that consideration of options should be between the three districts, within whose areas the boundaries fall, namely Manchester, Salford and Trafford. CD 12.35.1 also detailed the outcome of this joint work, namely the preferred boundaries which were first included within the Trafford Core Strategy Preferred Options document (2009).
- 1.2 Having received and considered the Council's response in CD12.35.1 the Inspector considered that this matter required further exploration by way of the Hearing Sessions (Session 1). At that Hearing Session the Inspector requested that the Council re-consider its approach, within the Core Strategy, to the Regional Centre and Inner Areas Boundary (Matters arising from Session 1 CD12.51.1).
- 1.3 This document has been prepared for consultation prior to this matter being revisited through the Trafford Core Strategy Examination. You are therefore invited to consider its contents and submit comments. In particular you are asked to consider the Council's preferred option for the Regional Centre boundary and that for the Inner Areas.
- 1.4 The consultation is being administered by the Programme Officer, therefore any written representations in respect of these matters should be submitted, ideally in electronic form, as further representations to the [programme.officer@ntlworld.com](mailto:programme.officer@ntlworld.com), copied to the assistant programme officer [Andrea.Edwards@trafford.gov.uk](mailto:Andrea.Edwards@trafford.gov.uk). Hard copies should be sent to the following address: Yvonne Parker, The Programme Officer, c/o Strategic Planning and Developments, Trafford Council, First Floor, Waterside House, Sale Waterside, Sale, M33 7ZF.
- 1.5 Please note that the Inspector has requested that any statements submitted should be no longer than 3000 words with very short appendices and that repetitious or lengthy submissions will be returned by the Programme Officer.
- 1.6 Following the conclusion of this consultation and consideration of its outcomes, the Council will submit a further proposed change to the Examination in respect of Chapter 2 of the Plan.

### **Further Work**

- 1.7 The principal concerns raised, by the Inspector at the Examination were the apparent lack of consideration of alternative realistic options prior to the selection of a "preferred option" and the apparent lack of

sufficient evidence to justify the preferred boundaries, as published in the Publication Core Strategy (September 2010), particularly in reference to the Inner Areas boundary.

- 1.8 In the light of these concerns the Council initially set out its response CD 12.53.2 and published a proposed change, through the Schedule of Changes (CD12.4), which would remove the detailed boundaries from the Core Strategy (as illustrated in Figure 1 of the Publication Core Strategy) and instead define the areas in words within the Core Strategy, in a similar way to that offered within RSS. In so doing this would enable a preferred option for detailed boundaries to be presented through the Land Allocations DPD, having first consulted upon realistic and justified options.
- 1.9 Since producing this initial response the Council has given further consideration to the matter and is proposing that it would be both positive and appropriate to undertake a further consultation on possible options for the Regional Centre and Inner Areas boundaries as part of the Core Strategy process. In this way the Council will not be deferring a key strategic spatial decision to a lower order DPD, which could be considered to be contradictory to Government and PINS guidance.

## 2.0 Regional Centre Boundary Options

### Policy Context

- 2.1 Policy MCR2 of the Regional Spatial Strategy for the North West (September 2008) (CD3.1.1) provides a clear steer as to the areas to be included within the Regional Centre, but leaves the identification of the actual boundary to the LDF process. It states that the Regional Centre of Manchester City Region comprises Manchester City Centre and Central Park to the East, the higher Education Precinct and Central Manchester Hospitals to the south, and Salford University, Salford Quays, Trafford Wharfside and Pomona Docks to the West.
- 2.2 Despite the future status of RSS - the Council considers that this definition remains an appropriate starting point and the definitions as set out in RSS are reproduced in Appendix 1. The Council is proposing that wording outlining this definition is added to the Core Strategy. This wording is detailed in Appendix 5.
- 2.3 The Regional Centre, with Manchester City Centre at its core and extending into parts of Salford and Trafford, is the economic driver of the City Region and has greatest potential to drive its continued economic growth, and to do so with the least environmental costs. It represents the largest concentration of economic activity in the Manchester City Region. The principles underlying the definition of the Regional Centre have been long established through documents such as the Northern Way and underpinned much of the Manchester City Region policy framework provided within the RSS. Of particular note is the productivity gap between the Manchester City Region and parts of southern England and the importance of maximising advantages to reduce this gap through the creation of an effective area within which an agglomeration economy can grow.
- 2.4 It is accepted across the City Region that the Regional Centre will remain the focus for office (and similar employment use) development. The three Councils of Manchester, Salford and Trafford have identified the Regional Centre as the area which is most capable and, therefore most likely, to support the development of agglomeration (as defined by the MIER CD 4.2.1), and to offer a range of sites able to support the economic growth of the sub region.
- 2.5 Although the emphasis of the Regional Centre is economic development, there is also potential for leisure development which has a regional-scale catchment. The Regional Centre offers an extremely accessible location which also has land available to support large scale development, allied with the fact that the existing sporting and leisure infrastructure provides a clear focus for additional development of a similar type.
- 2.6 In accordance with RSS housing will be supported within the Regional Centre which in turn will support its sustainable economic growth and the regeneration of its inner areas. It will be important that this

complements the centre's overarching economic character now and in the future and as such it is considered that the Regional Centre should be a location where apartment development will normally be appropriate.

- 2.7 In defining the Regional Centre Boundary within Trafford it is first necessary to consider what constitutes "Pomona" and "Wharfside". Both Pomona and Wharfside development areas date back to the administrative boundaries of the Trafford Park and Central Manchester Development Corporations (TPDC and CMDC) in the 1980s and were first defined by way of these organisations. The boundaries set at that time were initially incorporated in to the 1996 Adopted Trafford UDP and following that within the Revised Trafford UDP (2006). Although the Pomona site is clearly defined by the extent of the former docks area, and there has been little change in the status of the land since the 1980s, the Wharfside area was specifically defined in the 1980s by the TPDC. The purpose of the development site was to cover extensive areas of land that would be developed over a number of years. Clearly since that time many changes have taken place in the Wharfside area and many more are anticipated, not least as part of the Media City proposals. Additionally many changes have taken place in the immediately surrounding area, particularly in terms of the Manchester United Football Stadium area. These changes have resulted in the nature of the wider area becoming potentially more akin to the purposes of the Regional Centre as set out in RSS and provided at Appendix 1.
- 2.8 The Council has therefore identified the following Options that it considers are in alignment with the definition of the Regional Centre as set out in RSS. The map detailing the alignment of these Options is set out in Appendix 2.

**Option 1 – RC1**

- 2.9 Within this option the Regional Centre, within Trafford, would be defined as Pomona and Wharfside, as allocated within the Revised Unitary Development Plan (2006).

**Commentary**

- 2.10 Such a boundary would reflect the definition set out in RSS in broad terms and how the Regional Centre has been thought of historically in informal planning documents. The Council considers, however, that this option may not truly reflect how the Wharfside and Manchester United areas have evolved over time.
- 2.11 Within this option both Pomona and Wharfside would offer great potential to support residential development as part of sustainable, mixed use schemes which in turn will support the economic growth of the City Region and the Imperial War Museum would be included within the area, reflecting the area's role in providing leisure attraction on a regional scale, however, the Manchester United Stadium Area would be excluded. As such, the Council considers that this option

could limit the ability of the Regional Centre to harness its full leisure potential. Additionally, by default, the Manchester United Stadium Area would be included within the Inner Areas which surround the Regional Centre which do not have the same emphasis for leisure, culture and tourism.

### **Option 2 – RC2**

- 2.12 This second option is that which was presented by the Council in the Publication version of the Trafford Core Strategy at Figure 1. This proposed boundary includes Pomona and Wharfside, as allocated within the Revised Unitary Development Plan (2006), together with the Manchester United Stadium Area and its immediate environs, also as allocated in the Revised Unitary Development Plan (2006).

### **Commentary**

- 2.13 Whilst defining the boundary in this way does extend the Regional Centre beyond the broad definition offered within RSS, the Council considers that it would still reflect the historical definitions of the Regional Centre which, to date, have been provided in informal planning documents. It would also be in accord with the boundaries put forward in Manchester's and Salford's Core Strategies (see Appendix 4).
- 2.14 Through this option, both the Pomona and Wharfside development areas would continue to offer great potential to support residential development as part of sustainable, mixed use schemes which, in turn, will support the economic growth of the City Region.
- 2.15 In addition to that potential offered by both Pomona and Wharfside, the Council considers that widening the scope of the Wharfside development area to include the Manchester United Football Stadium area would appropriately reflect how this area has evolved since it was first defined by the Trafford Park Development Corporation in the 1980s. Given that it is one of the largest tourism attractors in the sub-region the Council considers that it would be appropriate to extend the Regional Centre boundary in this way. This would enable the full potential of the Regional Centre, in tourism and leisure terms, to be harnessed for greatest effect.
- 2.16 Whilst there have been no statements supporting this delineation, it is important to note that there have been no representations received to date raising concern with it.

### **The Outcome of the Sustainability Appraisal**

- 2.17 Appendix 3 provides a Sustainability Appraisal of these two options. The conclusion of this work can be summarised as follows:

The two options for the Regional Centre boundary would have a relatively similar impact on the sustainability objectives. In particular, by leading to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use both options would have a major positive impact on the objective relating to conserving land resources and reducing land contamination. Both of the options would have some positive impact on 14 of the objectives. Given that both locations would result in major business, retail, leisure, cultural and tourism facilities being provided in a location that contains areas at risk of flooding as defined by the Level 2 SFRA, it is considered that both objectives have the potential to have a negative impact on the objective of reducing the impact of climate change. In addition, both options would have an uncertain impact on the objective relating to enhancing transport infrastructure.

The principle difference between the two options relates to their performance against the objective of enhancing Trafford's image as a business and tourism destination. By including MUFC within the Regional Centre it is considered that Option 2 would have a major positive impact on this objective. Conversely, the exclusion of MUFC from the Regional Centre boundary proposed by Option 1 would not be consistent with the role of the Regional Centre as a major focus for leisure, cultural and tourism development and it is therefore anticipated that this option would have a negative impact on this objective.

### **The Council's Preferred Option:**

- 2.18 The Council considers that Option 2 – RC2 not only reflects the definitions provided within RSS, but also reflects the changes that have taken place since Wharfside was first defined in the 1980s. It also appropriately recognises the important role that the Manchester United Stadium Area provides to the sub-region in terms of leisure, culture and tourism. Additionally this boundary provides the best physical alignment with the Core Strategy's of Manchester and Salford.
- 2.19 In view of this conclusion the Council is proposing to maintain the alignment of the Regional Centre boundary as set out in Figure 1 of the submitted Trafford Core Strategy. Additionally, in order to provide the context for this boundary, the Council proposes to amend paragraphs 2.11 of the Core Strategy to include the definition of the Regional Centre as set out in RSS, and Appendix 1 of this document.
- 2.20 For clarity the changes to the Plan proposed by way of this document will be set out as Appendix 5 to the consultation document.



### 3.0 Inner Areas Boundary Options

#### Policy Context

- 3.1 Similar to the approach for the Regional Centre, Policy MCR2 of the Regional Spatial Strategy for the North West (September 2008) (CD3.1.1) provides a clear steer as to the areas to be included within the Inner Areas, but leaves the identification of the actual boundary to the LDF process. It states that the Inner Areas surrounding the Regional Centre comprise of North Manchester, East Manchester and Central Manchester regeneration areas, Trafford Park, North Trafford and Central Salford. The expansion of the knowledge based economy will be a priority in the area which stretches from University of Salford in the west to Piccadilly Station in the east, via the Higher Education Precinct and the Central Manchester Hospitals campus. Detailed boundary definitions for these areas will need to be set out in Local Development Frameworks and will necessitate close cross authority working.
- 3.2 As with its proposed approach to the Regional Centre, the Council considers that, despite the future status of RSS, that this definition remains an appropriate starting point for this piece of work and the definitions are therefore set out in Appendix 1.
- 3.3 Surrounding the Regional Centre are the Inner Areas and again these extend across the three districts of Manchester, Salford and Trafford. Historically the Inner Areas have been associated with the allocation of major regeneration funds, such as the Housing Market Renewal Area projects in both Manchester and Salford and have therefore tended to be associated with some of the City Region's most deprived and under-populated neighbourhoods close to the Regional Centre. However in more recent years, particularly as a result in changes to funding regimes, the role of the City Region's Inner Areas has been evolving. These areas represent a marriage of need and opportunity - large scale residential development can attract people to locations from which the Regional Centre is easily accessible and also regenerate local communities.
- 3.4 Prior to defining the Inner Areas Boundary within Trafford it is first necessary to consider what constitutes "Trafford Park" and "north Trafford".
- 3.5 Through documentation dating back to the era of TPDC and more latterly within the Revised Trafford UDP and the Trafford Park Master Plan, "Trafford Park" is made up of 3 distinctive parts. Firstly the most easterly part known as Wharfside (and proposed for inclusion in the Regional Centre above), secondly the central area representing the traditional manufacturing/warehousing part of the Trafford Park Estate and, thirdly the most westerly part known as the Trafford Centre Rectangle.

- 3.6 “North Trafford” is traditionally considered to be all land north of the River Mersey. Whilst such a definition would fit with various evidence base document such as the Housing Market Assessment (2006) and would fit with former administrative boundaries it may not necessarily fit with the purposes of the Inner Areas as set out in RSS and reproduced in Appendix 1.
- 3.7 The Council has therefore identified the following Options that it considers are in accord with the definition of the Inner Areas, as set out in RSS. The map detailing the alignment of these Options is set out in Appendix 2.

**Option 1 – IO1**

- 3.8 This option is that which was presented by the Council in the Publication version of the Trafford Core Strategy at Figure 1, p.6.
- 3.9 Within this Option the Manchester City Region’s Inner Areas, in Trafford, would include that part of the Old Trafford Priority Regeneration Area, not included within the Regional Centre and the Gorse Hill regeneration area (as identified with the Revised Trafford Unitary Development Plan). It would also extend through Trafford Park to its western boundary with Parkway, the Bridgewater Canal and the Manchester Ship Canal. That is that part of Trafford Park established as the core industrial area.

**Commentary**

- 3.10 This option was arrived at following consultation with both Manchester and Salford Councils, as documented in CD 12.35.1, and consequently has been presented as the Council’s preferred option since 2009.
- 3.11 It would result in sustainable development being achieved through the location of residential development close to two key sources of economic development, the Regional Centre and Trafford Park. As such it would enable the Inner Areas to contribute to the growth of the City.
- 3.12 This option results in a relatively tightly drawn Inner Areas within Trafford, with the Lancashire Cricket Club Quarter (SL3 within the Core Strategy) and the Old Trafford Masterplan areas being the only major development opportunities. It is important to note that as SL3 has evolved during the production of the Core Strategy, its ability to deliver residential development has been reduced in scale from 900 to 400 units.
- 3.13 This option would maximise the take up of brownfield land. However, the Council is becoming concerned that retaining such a tight boundary could have implications in terms of the Inner Areas’ ability to contribute the level of growth required to grow the economy of the City Region, resulting in pressures for development in less sustainable locations and less co-located to sources of economic growth. In particular such a

boundary could result in increased pressure for development in the south of the Borough, particularly in and around Altrincham.

### **Option 2 – IO2**

- 3.14 Within this Option the Manchester City Region's Inner Areas, in Trafford, would include that part of the Old Trafford Priority Regeneration Area, not included within the Regional Centre and the Gorse Hill regeneration area (as identified with the Revised Trafford Unitary Development Plan). It would also extend through the whole of the remaining area of Trafford Park (not included in the Regional Centre), i.e. to its western boundary with the Manchester Ship Canal and the M60.
- 3.15 This option would continue to result in sustainable development being achieved through the location of residential development close to two key sources of economic development, the Regional Centre and Trafford Park. As such it would enable the Inner Areas to contribute to the growth of the City.
- 3.16 Whilst the majority of development opportunities within this option would be located on brownfield land, this option would include a substantial greenfield site located within a sustainable location within the Trafford Centre Rectangle. For some time now, it has been widely accepted between the three authorities of Manchester and Salford that this site will contribute significantly to the City Region's ability to secure the growth that is required to close the productivity gap between the Manchester City Region and parts of southern England. To this end it is anticipated to play a significant role in delivering the Housing Growth Point targets.
- 3.17 Additionally, this option would include the wider Trafford Centre Rectangle. The Trafford Centre Rectangle is identified through SL4 in the submitted Core Strategy for a wide mix of uses, in addition to the residential units discussed above and the established Trafford Centre itself. These uses include new employment space, including B1 office space, a hotel and conference facility and new community facilities to support those people using the new developments.
- 3.18 Whilst the Inner Areas would not normally be considered to be the first location for these types of development (nor indeed a shopping centre on the scale of the Trafford Centre), the Council considers that the planning framework set out in SL4 of the Trafford Core Strategy would provide sufficient safeguards to ensure that development at this location would not undermine the priorities for the Regional Centre, regardless of its inclusion within the Inner Areas. Instead the Council considers that the type and scale of development proposed would complement that taking place elsewhere within the City Region.

### **Option 3 – IO3**

- 3.19 This third option would encompass that land covered by options 1 and 2, whilst extending the boundary to include the built up area of

Stretford, stretching to the M60 in the west, but excluding the Green Belt land.

- 3.20 This option would continue to result in sustainable development being achieved through the location of residential development close to two key sources of economic development, the Regional Centre and Trafford Park. As such it would enable the Inner Areas to contribute to the growth of the City.
- 3.21 Whilst the majority of identified development opportunities within this option are located on brownfield land, it would still include the substantial greenfield site located at a sustainable location within the Trafford Centre Rectangle, as discussed above. This option also includes a number of previously undeveloped pieces of land which may become under increasing pressure for development, thereby jeopardising the Council's ability to meet its previously developed land target of 80%.
- 3.22 Although the opportunities for residential development within Stretford are relatively limited, this option would maximise their contribution to the growth of the City Region.
- 3.23 This option would also include the regeneration area of Longford, which is identified within Policy L3 of the Core Strategy as a regeneration area. Therefore adopting this option could result in an increased impetus for development in this locality, with the resultant regenerative benefits following. However there is concern that given the limited additional development opportunities offered by this option it could result in increased residential densities being created in the Stretford area, which is an already densely populated area.

**Option 4 – IO4**

- 3.24 This fourth option would encompass that land covered by options 1, 2 and 3, whilst extending the boundary to include the built up area of Urmston, stretching to the Manchester Ship Canal in the west, but excluding the Green Belt land.
- 3.25 This option would encompass all of the built up area that forms north Trafford. As such it could be seen to fit most closely with the definition provided within RSS for the Inner Areas in Trafford. However in so doing, it would include the relatively prosperous area of Urmston and its environs. As such the Council considers that it could be in conflict with the boundaries and purposes of the Inner Areas as outlined within RSS and Manchester's and Salford's Core Strategies.
- 3.26 Whilst the majority of identified development opportunities within this option remain located on brownfield land, it would still include the greenfield site within the Trafford Centre Rectangle, as discussed above, this option would include the greatest number of previously undeveloped pieces of land which may become under increasing

pressure for development, thereby further jeopardising the Council's ability to meet its previously developed land target of 80%.

### **The Outcome of the Sustainability Appraisal**

- 3.27 Following the appraisal of the Regional Centre boundary options, Appendix 3 provides a Sustainability Appraisal of the four Inner Areas options. The conclusion of this work can be summarised as follows:

The Council's sustainability appraisal consultants consider that this assessment is unusual in that it assesses boundaries, not strategies or policies. It is also more complex than a regular SA in the requirement to understand the implications of the different boundary options in terms of the sustainability objectives given the limited description of the purpose of the Inner Areas boundaries in the Regional Spatial Strategy. This results in a low level of certainty over the effect of the options on a number of the sustainability objectives.

The different boundary options for the Inner Areas are expressed as four different geographical areas superimposed on one another radiating from the Regional Centre. They are not discreet separate geographical areas. Thus Option 2 consists of the Option 1 area together with a further area and Option 3 of Option 2 (which contains Option 1) and another further area. The impact of aggregating the areas for this appraisal means that the effects of the characteristics of each area are masked by the cumulative addition of one area upon another. In the case of S1, for example, Option 2 scores '++', therefore Option 3 (which contains Option 2) will also score '++', even though the actual area added by the addition of Option 3 to option 2 has no significant effect on the achievement of the SA Objective.

- 3.28 Notwithstanding these difficulties the Council considered that for the purposes of this consultation and to ensure that the Plan would be transparent and robust an SA should be carried out of the four options. Therefore, after Option 1 has been scored, for each Sustainability Objective the Assessment is based on scoring the effects of each discreet increment of area. This enables the characteristics of each area to be identified individually and play a role in the evaluation of the relative merits of the Inner Areas boundary alternatives.

- 3.29 The conclusion of this work can be summarised as follows:

None of the options would have a negative impact on any of the objectives but a pattern of scores for the options is however clearly apparent with Options IO1 and IO2 having a positive impact on a considerably greater number of sustainability objectives. These options would have a positive or major positive impact on 12 of the sustainability objectives. All four options were however considered to have a positive impact on the objective relating to encouraging the long term sustainability of Trafford's town centres. Each of the options were also considered to have an uncertain impact on the objective of

enhancing transport and each of the options would have a neutral impact on the objectives relating to: crime and fear of crime; encouraging a sense of community identity; protecting local neighbourhood quality; protecting open space and biodiversity; reducing the environmental impacts of consumption; conserving land resources; protecting water quality; protecting the diversity and distinctiveness of landscapes and townscapes; and improving the social and economic performance of Trafford's economy.

**The Council's Preferred Option:**

- 3.30 The Council considers that Option 2 – IO2 best reflects the definitions provided within RSS and has selected this as its Preferred Option.
- 3.31 This option supports the growth of the Regional Centre and the location of residential development at the Trafford Centre Rectangle, close to two key sources of economic development, the Regional Centre and Trafford Park is supported by the definition for the Inner Areas, as detailed in Appendix 1. As such it would enable the Inner Areas to contribute to the growth of the City.
- 3.32 To widen the area to include all of "north Trafford" would, in the Council's view be at odds with the purposes of the Inner Areas as set out in RSS.
- 3.33 In view of this conclusion the Council is proposing to amend the alignment of the Inner Areas boundary as set out in Figure 1 of the submitted Trafford Core Strategy. Additionally, in order to provide the context for this boundary, the Council proposes to amend paragraphs 2.11 of the Core Strategy to include the definition of the Inner Areas as set out in RSS, and Appendix 1 of this document.
- 3.34 For clarity the changes to the Plan proposed by way of this document will be set out as Appendix 5 to the consultation document.

## **APPENDIX 1 – RSS Policy Framework**

### **The Definition of the Regional Centre as set out in RSS Policy MCR2**

The Regional Centre of Manchester City Region comprises Manchester City Centre and Central Park to the East, the higher Education Precinct and Central Manchester Hospitals to the south, and Salford University, Salford Quays, Trafford Wharfside and Pomona Docks to the West.

### **The Purpose of the Regional Centre, as defined by RSS Policy MCR2**

The Regional Centre of the Manchester City Region should continue to develop as the primary economic driver, providing the main focus for business, retail, leisure, cultural and tourism development in the City Region. The expansion of the knowledge economy throughout the Regional Centre, and particularly related to the Universities and Central Manchester hospitals, will be a particular priority; proposals and schemes for residential development in the Regional Centre will be acceptable where they are part of mixed use employment schemes that comprise a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre;

The Regional Centre is fundamental to the success of the City Region, and will continue to be the primary economic driver in the North West. For this reason it is vital that its economy, including knowledge based industries, is encouraged to grow. Residential development as part of mixed schemes can enhance the vibrant appeal of the Regional Centre by creating attractive opportunities for people to live closer to employment and recreational facilities. Residential developments in the Regional Centre need to meet a range of needs, types and tenures and should not compromise the vitality and viability of the commercial, retail, leisure, cultural and tourism functions of the Regional Centre, or dominate any particular part of the area.

### **The Definition of the Inner Areas as set out in RSS Policy MCR2**

The Inner Areas surrounding the Regional Centre comprise of North Manchester, East Manchester and Central Manchester regeneration areas, Trafford Park, North Trafford and Central Salford. The expansion of the knowledge based economy will be a priority in the area which stretches from University of Salford in the West to Piccadilly Station in the east, via the Higher Education Precinct and the Central Manchester Hospitals campus. Detailed boundary definitions for these areas will need to be set out in Local Development Frameworks and will necessitate close cross authority working.

### **The Purpose of the Inner Areas, as defined by RSS Policy MCR2**

Adjacent to the Regional Centre, the inner areas should be the focus for residential development in order to secure a significant increase in their population, to support major regeneration activity including the Manchester-Salford Housing Market Renewal Pathfinder, and to secure the improvement of community facilities and the creation of sustainable communities. The emphasis will be on providing a good range of quality housing, in terms of size, type, tenure and affordability, with a high quality environment and accessible local facilities and employment opportunities; plans and strategies

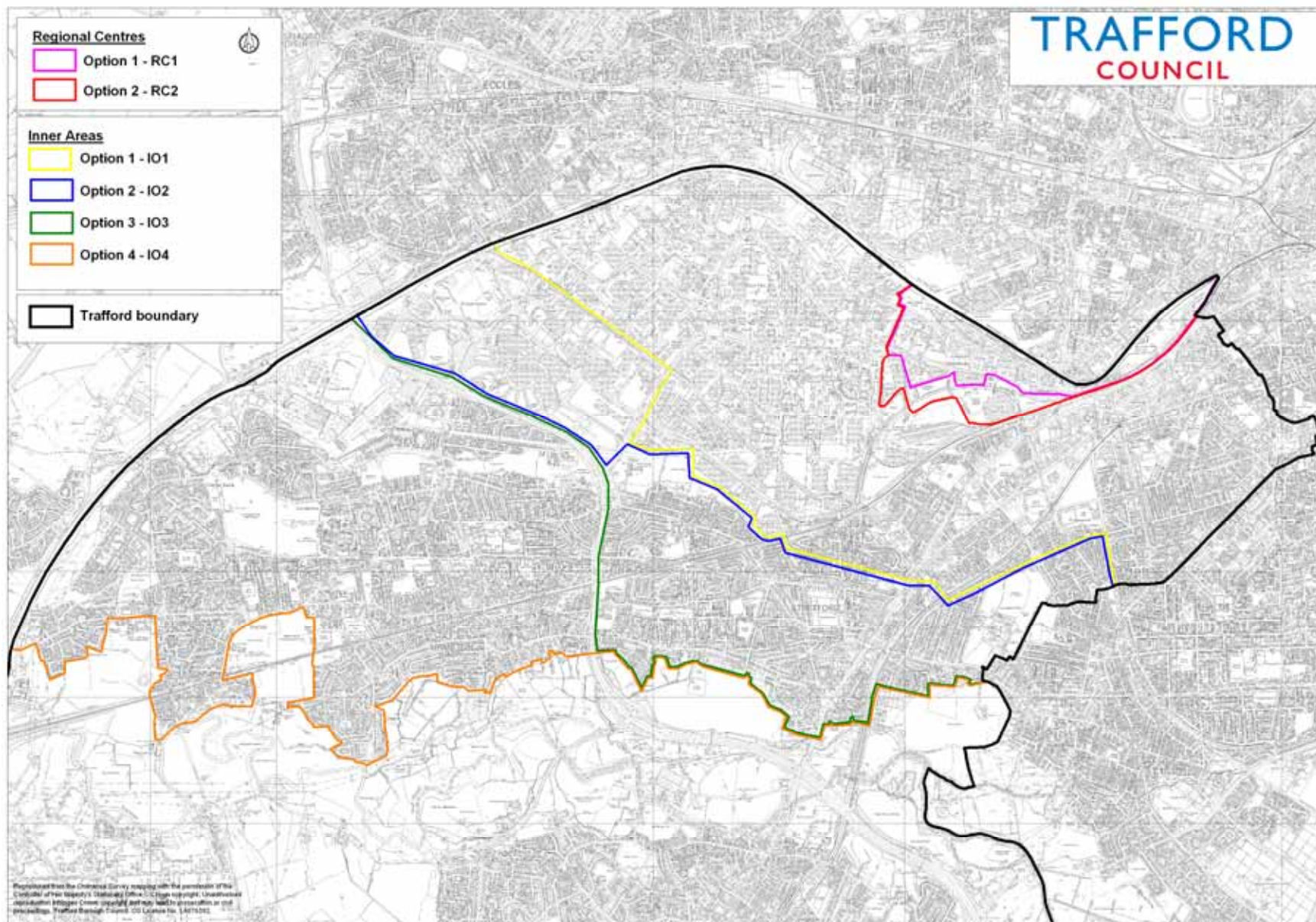
should provide for employment within the Inner Areas in accordance with policies W2 and W3 and MCR1.

As the regeneration of the Inner Areas is important to the overall success of the City Region, and because these areas are identified as high priority by initiatives like the Housing Market Renewal Pathfinder project and the creation of two Urban Regeneration Companies, Central Salford and New East Manchester, they are considered to be a suitable location for significant new housing and local economic development. It will be important to ensure the development of sustainable, mixed communities that appeal to a broad range of new and existing residents.

The Inner Areas have enormous potential, which, if left untapped, will limit the ability of the Regional Centre to secure investment and generate further growth. Development within the Inner Areas will boost overall economic growth in the City Region, reduce local inequalities (such as worklessness) and deprivation and provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it.



### APPENDIX 2 - The Boundary Options within Trafford (April 2011)



### APPENDIX 3 - Sustainability Appraisal of the Options for the Regional Centre and Inner Areas Boundaries (April 2011).

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
S1. Achieving a better balance and mix in the housing market	Option 1 – RC1							
	+	+	+	Low	Local	Long term	Quality of life and opportunity.	
	<u>Comments:</u> The purpose of the Regional Centre is to act as the primary economic driver for the City Region by providing the main focus for business, retail, leisure, cultural and tourism development. The purpose of the Regional Centre defined by RSS states that schemes for residential development in the Regional Centre will be acceptable where they are part of mixed use employment schemes that comprise a good range of housing sizes, types, tenures and affordability. As a result, the option would have a positive impact on the objective and its sub-objective of ensuring the sufficient supply of affordable housing. It is however stated that residential development schemes in the Regional Centre should not compromise the vitality and viability of the commercial, retail, leisure, cultural and tourism functions of the Regional Centre. Consequently, as this option would result in the Regional Centre boundary being drawn more tightly than the alternative it would lead to less land with a potential for housing being incorporated within the Regional Centre and would lead to more land being incorporated within the Inner Area which is identified as a focus for residential development. This increases the level of certainty of the impact on this objective.							
	Option 2 – RC2							
	+	+	+	Medium	Local	Long term	Quality of life and opportunity.	
	<u>Comments:</u> The purpose of the Regional Centre is to act as the primary economic driver for the City Region by providing the main focus for business, retail, leisure, cultural and tourism development. The purpose of the Regional Centre defined by RSS states that schemes for residential development in the Regional Centre will be acceptable where they are part of mixed use employment schemes that comprise a good range of housing sizes, types, tenures and affordability. As a result, the option would have a positive impact on the objective and its sub-objective of ensuring the sufficient supply of affordable housing. It is however stated that residential development schemes in the Regional Centre should not compromise the vitality and viability of the commercial, retail, leisure, cultural and tourism functions of the Regional Centre in effect, housing provision has a lower priority than other uses. Consequently, as this option would result in the Regional Centre boundary being drawn less tightly than the alternative, it would lead to more land with a potential for housing being incorporated within the Regional Centre as opposed to the Inner Areas which are identified as a focus for residential development. This reduces the level of certainty of the impact on this objective.							
S2. Improve accessibility for all	Option 1 – RC1							

The Regional Centre Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
to services and facilities	+	+	+	Medium	Sub-regional	Long term	Improved quality of life.		
<u>Comments:</u> By drawing the Regional Centre Boundary more tightly this option would result in a greater proportion of Trafford being defined as within the Inner Area. This would increase the proportion of the Borough that is identified as a focus for the provision of a range of accessible local facilities and employment opportunities. As a result, the option would have a positive impact on the objective. The option would however reduce the amount of the Trafford that is within the Regional Centre and which is defined as being a focus for the provision a range of major business, retail, leisure, cultural and tourism facilities.									
<b>Option 2 – RC2</b>									
	+	+	+	Medium	Local	Long term	Improved quality of life.		
<u>Comments:</u> By drawing the Regional Centre Boundary less tightly this option would increase the proportion of the Borough that is a focus for a range of major business, retail, leisure, cultural and tourism facilities. As a result, the option would have a positive impact on the objective. The option would however reduce the amount of Trafford that is defined as being within the Inner Area and which is a focus for the provision of a range of accessible local facilities and employment opportunities.									
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	<b>Option 1 – RC1</b>								
	?	?	?	Low	More than local	Long term			
	<u>Comments:</u> Option RC1 would result in major investment being directed to a relatively accessible part of the Borough which contains two Metrolink stations and is well-related to existing bus routes. However, it is uncertain whether the designation of the area as being within the Regional Centre would influence the level of investment in transport infrastructure.								
	<b>Option 2 – RC2</b>								
	?	?	?	Low	More than local	Long term			
<u>Comments:</u> Option RC2 would result in major investment being directed to a relatively accessible part of the Borough which contains two Metrolink stations and is well-related to existing bus routes. However, it is uncertain whether the designation of the area as being within the Regional Centre would influence the level of investment in transport infrastructure.									
S4. Reduce crime, disorder and the fear of crime	<b>Option 1 – RC1</b>								
	+	+	+	Low	Local	Long term	Improved perceptions of the area.		

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Option RC1 would lead to redevelopment of a number of vacant and underused sites. The option would however result in less of the Borough being a focus for major business, retail, leisure, cultural and tourism facilities that are capable of generating activity in an area and thereby reducing crime and fear of crime.							
	<b>Option 2 – RC2</b>							
	+	+	+	Low	Local	Long term	Improved perceptions of the area.	
S5. Reduce poverty and social exclusion	Option RC2 would lead to redevelopment of a number of vacant and underused sites. By resulting in a greater proportion of the Borough being within the Regional Centre, the option would increase the proportion of Trafford which is a focus for major business, retail, leisure, cultural and tourism facilities. These facilities can generate activity in an area which has the potential to reduce incidences of crime and fear of crime. However, by drawing the boundary of the Regional Centre less tightly this investment, and resultant activity, would be spread over a greater area.							
	<b>Option 1 – RC1</b>							
	+	+	+	Medium	Sub-regional	Long term	Increased opportunities and quality of life	
	<u>Comments:</u> By drawing the Regional Centre Boundary more tightly this option would result in a greater proportion of Trafford being within the Inner Area. This would increase the proportion of the Borough that is identified as a focus for the provision of a range of accessible local facilities and employment opportunities. As a result, the option would have a positive impact on the objective. The option would however reduce the amount of the Trafford that is within the Regional Centre and which is defined as being a focus for the provision a range of major business, retail, leisure, cultural and tourism facilities and which would provide a range of employment opportunities.							
	<b>Option 2 – RC2</b>							
	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	<u>Comments:</u> By drawing the Regional Centre Boundary less tightly this option would increase the proportion of the Borough that is a focus for a range of major business, retail, leisure, cultural and tourism facilities. As a result, the option would result in the provision of a range of accessible employment opportunities and would have a positive impact on the objective. The option would however reduce the amount of Trafford that is defined as being within the Inner Area and which is a focus for the provision of a range of accessible local facilities and employment opportunities.							
	<b>Option 1 – RC1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – RC2</b>							

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S7. Improve qualifications and skills of the resident population	Option 1 – RC1							
	+	+	+	Low	More than local	Long term		
	<u>Comments:</u> Option RC1 would result in more of Trafford being defined as within the Inner Area and a focus for the provision of a range of accessible local facilities, which may include educational facilities. The option would therefore have a positive impact on the objective and its sub-objectives of minimising educational inequality and improving educational standards for all. However, it would reduce the proportion of the Borough that is the focus for major business, retail, leisure, cultural and tourism facilities and could therefore reduce the number of training opportunities available							
	Option 2 – RC2							
	+	+	+	Low	Local	Long term		
	<u>Comments:</u> Option RC2 would result in more of the Borough being a focus for major business, retail, leisure, cultural and tourism facilities. This could potentially increase the number of training opportunities available in Trafford and thereby have a positive impact on the objective and its sub-objective of developing the right skills for the economy to address skills shortages. The option would however reduce the amount of Trafford that is defined as being within the Inner Area and which is a focus for the provision of a range of a range of accessible local facilities, which may include educational facilities.							
S8. Improve the health and, inequalities in health of the population	Option 1 – RC1							
	+	+	+	Medium	Sub-regional	Long term		
	<u>Comments:</u> Option RC1 would lead to more of the Borough being a focus for the provision of quality housing and a range of accessible local facilities, both of which may improve health. The option would therefore have a positive impact on the objective. However, it would reduce the proportion of the Borough that is the focus for the provision of major leisure, cultural and tourism facilities, which may include sport and physical activity facilities.							
	Option 2 – RC2							
	+	+	+	Medium	Local	Long term		

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Option RC2 would lead to more of the Borough being a focus for the provision of major leisure, cultural and tourism facilities, which may include sport and physical activity facilities. The option would therefore have a positive impact on the objective and its sub-objectives of increasing participation in and access to sport and physical activity facilities and increasing awareness and use of cultural facilities. The option would however reduce the proportion of the Borough that is a focus for the provision of quality housing and a range of accessible local facilities, which may include health.</p>							
S9. Protect and improve local neighbourhood quality	<b>Option 1 – RC1</b>							
	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	<u>Comments:</u> Option RC1 would result in the redevelopment of prominent vacant and/or underused sites that presently detract from local neighbourhood quality.							
	<b>Option 2 – RC2</b>							
	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
<u>Comments:</u> Option RC2 would result in the redevelopment of prominent vacant and/or underused sites that presently detract from local neighbourhood quality.								
<b>Environment</b>								
E1. Reduce the effect of traffic on the environment	<b>Option 1 – RC1</b>							
	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	<u>Comments:</u> The option would lead to a greater proportion of the Borough being a focus for a good range of quality housing, local facilities and employment opportunities. This would provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. It is therefore considered that the Option RC1 would have a positive impact on this objective and its sub-objectives of reducing motorised traffic and reducing traffic related emissions.							
	<b>Option 2 – RC2</b>							
	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The option would lead to a greater proportion of the Borough being a focus for mixed use developments that create opportunities for people to live close to employment and recreational facilities. It is therefore considered that the option would have a positive impact on this objective and its sub-objectives of reducing motorised traffic and reducing traffic related emissions. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and the option would result in major business, retail, leisure, cultural and tourism facilities being provided along this road. This reduces the level of certainty of the impact on this objective and on the sub-objective of managing traffic flows to reduce congestion.</p>							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	<b>Option 1 – RC1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – RC2</b>							
	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> Unlikely to have any significant effects.								
E3. Reduce contributions to climate change	<b>Option 1 – RC1</b>							
	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The option would lead to a greater proportion of the Borough being a focus for a good range of quality housing, local facilities and employment opportunities. This would provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. It is therefore considered that the Option RC1 has the potential to have a positive impact on this objective by reducing transport-based emissions.							
	<b>Option 2 – RC2</b>							
	+	+	+	Medium	Local	Long term		
<u>Comments:</u> The option would lead to a greater proportion of the Borough being a focus for mixed use developments that create opportunities for people to live close to employment and recreational facilities. It is therefore considered that the option has the potential to reduce transport-based emissions and thereby have a positive impact on this objective. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and the option would result in major business, retail, leisure, cultural and tourism facilities being provided along this road. This reduces the level of certainty of the impact on this objective.								
E4. Reduce impact of climate	<b>Option 1 – RC1</b>							

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
change	-	-	-	Medium	Local	Long term		Direct vulnerable uses away from areas of highest risk of flooding.  Core Strategy policy L5 will ensure appropriate measures are taken to reduce flood risk.
	<u>Comments:</u> Option RC1 would lead to major business, retail, leisure, cultural and tourism facilities being provided in a location that contains areas at risk of flooding as defined by the Level 2 SFRA. The option therefore has the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.							
	<b>Option 2 – RC2</b>							
	-	-	-	Medium	Local	Long term		Direct vulnerable uses away from areas of highest risk of flooding.  Core Strategy policy L5 will ensure appropriate measures are taken to reduce flood risk.
<u>Comments:</u> Option RC2 would lead to major business, retail, leisure, cultural and tourism facilities being provided in a location that contains areas at risk of flooding as defined by the Level 2 SFRA. The option therefore has the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.								
E5. Reduce the environmental impacts of consumption and production	<b>Option 1 – RC1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – RC2</b>							
0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Unlikely to have any significant effects.								
E6. Conserve land resources and reduce land contamination	<b>Option 1 – RC1</b>							
	++	++	++	Medium	Local	Long term		



The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Option RC1 would lead to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use. The option would also reduce the need to release additional greenfield sites to meet the Borough's development needs. It is therefore considered that the option would have a major positive impact on the objective and its sub-objective of reducing the amount of contaminated, derelict and underused land.</p>							
	<p><b>Option 2 – RC2</b></p>							
	++	++	++	Medium	Local	Long term		
	<p><u>Comments:</u> Option RC2 would lead to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use. The option would also reduce the need to release additional greenfield sites to meet the Borough's development needs. It is therefore considered that the option would have a major positive impact on the objective and its sub-objective of reducing the amount of contaminated, derelict and underused land.</p>							
E7. Protect and improve water quality	<p><b>Option 1 – RC1</b></p>							
	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity.	
	<p><u>Comments:</u> Option RC1 would lead to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use. Many of these sites are adjacent to water courses and the remediation and redevelopment of these sites would offer the opportunity to eliminate any existing sources and pathways of contaminants. The option therefore has the potential to have a positive impact on the objective. Nevertheless, the certainty of this impact is only low because of the limited information known about current contamination levels and the extent to which these impact on local water quality.</p>							
	<p><b>Option 2 – RC2</b></p>							
	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity.	
<p><u>Comments:</u> Option RC2 would lead to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use. Many of these sites are adjacent to water courses and the remediation and redevelopment of these sites would offer the opportunity to eliminate any existing sources and pathways of contaminants. The option therefore has the potential to have a positive impact on the objective. Nevertheless, the certainty of this impact is only low because of the limited information known about current contamination levels and the extent to which these impact on local water quality.</p>								
E8. Protect and improve air quality	<p><b>Option 1 – RC1</b></p>							
	+	+	+	Low	Local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.	

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Part of the Regional Centre as defined by option RC1 falls within an Air Quality Management Area (AQMA.) for Nitrogen Dioxide. By drawing the Regional Centre boundary tightly, the option would lead to a greater proportion of the Borough being a focus for a good range of quality housing, local facilities and employment opportunities, which would provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. It is therefore considered that the option would have a positive impact on this objective.</p>							
	<b>Option 2 – RC2</b>							
	+	+	+	Low	Local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.	
	<p><u>Comments:</u> Part of the Regional Centre as defined by option RC2 falls within an Air Quality Management Area (AQMA.) for Nitrogen Dioxide. By not drawing the Regional Centre boundary tightly, the option would however lead to a greater proportion of the Borough being a focus for mixed-use developments that create opportunities for people to live close to employment and recreational facilities. The option could therefore reduce transport-based emissions and thereby have a positive impact on this objective. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and the option would result in major business, retail, leisure, cultural and tourism facilities being provided along this road. This reduces the level of certainty of the impact on this objective</p>							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	<b>Option 1 – RC1</b>							
	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	<p><u>Comments:</u> Option RC1 would result in the redevelopment of prominent vacant and/or underused sites that presently detract from the character of the townscape. By drawing the Regional Centre boundary tightly the option would however reduce the proportion of the Borough that is a focus for the provision of major cultural facilities.</p>							
	<b>Option 2 – RC2</b>							
+	+	+	Low	Local	Long term	Improved perceptions of the area.		
<p><u>Comments:</u> Option RC2 would result in the redevelopment of prominent vacant and/or underused sites that presently detract from the character of the townscape. By not drawing the Regional Centre boundary tightly the option would also result in a greater proportion of the Borough being a focus for the provision of major cultural facilities.</p>								
<b>Economic</b>								
EC1. Enhance Trafford's high	Option 1 – RC1							

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.	
	<u>Comments:</u> By not drawing the Regional Centre boundary tightly, the option would increase the proportion of the Borough that is defined as being within the Inner Area and which will be a focus for the provision of local employment opportunities. This would have a positive impact on this objective.							
	<b>Option 2 – RC2</b>							
	+	+	+	Medium	Local	Long term	Increased employment opportunities and reduced deprivation.	
<u>Comments:</u> By not drawing the Regional Centre boundary tightly, Option RC2 would lead to a greater proportion of the Borough being a focus for major business, retail, leisure, cultural and tourism facilities. This would have a positive impact on this objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	<b>Option 1 – RC1</b>							
	+	+	+	Medium	Sub-regional	Long term	Increased opportunities and quality of life	
	<u>Comments:</u> By not drawing the Regional Centre boundary tightly, the option would increase the proportion of the Borough that is defined as being within the Inner Area and which will be a focus for the provision of local facilities and employment opportunities. It is therefore considered that the option would have a positive impact on the objective. Nevertheless, the option would reduce the proportion of Trafford which is identified as being within the Regional Centre and which is a focus for the provision a range of major business, retail, leisure, cultural and tourism facilities.							
	<b>Option 2 – RC2</b>							
+	+	+	Medium	Local	Long term	Increased opportunities and quality of life		
<u>Comments:</u> This option would increase the proportion of the Borough that is a focus for a range of major business, retail, leisure, cultural and tourism facilities and could therefore increase the provision of accessible employment opportunities. It is therefore considered that the option would have a positive impact on the objective. . It is therefore considered that the option would have a positive impact on the objective. Nevertheless, the option would reduce the proportion of Trafford which is identified as being within the Inner Area and which is a focus for the provision of a range of accessible local facilities and employment opportunities.								
EC3. Enhance Trafford's image	Option 1 – RC1							

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
as a business and tourism destination	++	++	++	High	Sub-regional	Long term		
	<u>Comments:</u> This option would reduce the proportion of the Borough that is a focus for a range of major business, retail, leisure, cultural and tourism facilities. The exclusion of MUFC would not be consistent with the role of the Regional Centre as a major focus for leisure, cultural and tourism development. It is therefore considered that the option would have a negative impact on this objective.							
	<b>Option 2 – RC2</b>							
	-	-	-	Medium	Sub-regional	Long term		Consider a boundary change to incorporate MUFC into the Regional Centre.
<u>Comments:</u> This option would increase the proportion of the Borough that is a focus for a range of major business, retail, leisure, cultural and tourism facilities which would support Trafford's image as a business and tourism destination. The inclusion of MUFC is consistent with the role of the Regional Centre as a major focus for leisure, cultural and tourism development.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	<b>Option 1 – RC1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Option RC1 would lead to the provision of town centre uses in a non-town centre location. Nevertheless, the Trafford Other Town Centre Uses study has demonstrated that there are limited opportunities for accommodating certain town centre uses, such as offices, within the Borough's town centres. In addition, it is noted that the Regional Centre as defined in this option would be some distance from Trafford's town centres and that Core Strategy Policy W2 should ensure that the proposal would have no impact on Trafford's town centres.							
	<b>Option 2 – RC2</b>							
0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Option RC2 would lead to the provision of town centre uses in a non-town centre location. Nevertheless, the Trafford Other Town Centre Uses study has demonstrated that there are limited opportunities for accommodating certain town centre uses, such as offices, within the Borough's town centres. In addition, it is noted that the Regional Centre as defined in this option would be some distance from Trafford's town centres and that Core Strategy Policy W2 should ensure that the proposal would have no impact on Trafford's town centres.								
EC5. Improve the social and	<b>Option 1 – RC1</b>							

The Regional Centre Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	Option 2 – RC2							
	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> Unlikely to have any significant effects.								
Sustainability Summary								
<p>This sustainability appraisal is unusual in assessing not strategies or policies but boundaries. It is also more complex than a regular SA in the requirement to understand the implications of the different boundary options in terms of the sustainability objectives given the limited description of the purpose of the Regional Centre boundary in the Regional Spatial Strategy. This results in a low level of certainty over the effect of the options on a number of the sustainability objectives.</p> <p>The two options for the Regional Centre boundary would have a relatively similar impact on the sustainability objectives. In particular, by leading to a number of derelict and underused sites, some of which are known to be contaminated, being remediated and brought back into effective use both options would have a major positive impact on the objective relating to conserving land resources and reducing land contamination. Both of the options would have some positive impact on 14 of the objectives. Given that both locations would result in major business, retail, leisure, cultural and tourism facilities being provided in a location that contains areas at risk of flooding as defined by the Level 2 SFRA, it is considered that both objectives have the potential to have a negative impact on the objective of reducing the impact of climate change. In addition, both options would have an uncertain impact on the objective relating to enhancing transport infrastructure.</p> <p>The principle difference between the two options relates to their performance against the objective of enhancing Trafford's image as a business and tourism destination. By including MUFC within the Regional Centre it is considered that Option 2 would have a major positive impact on this objective. Conversely, the exclusion of MUFC from the Regional Centre boundary proposed by Option 1 would not be consistent with the role of the Regional Centre as a major focus for leisure, cultural and tourism development and it is therefore anticipated that this option would have a negative impact on this objective.</p>								

**Trafford Core Strategy Sustainability Appraisal – Inner Areas Boundary Options**

Note on the approach adopted to the SA of the Inner Areas Boundary Options.

The different boundary options for the Inner Areas are expressed as four different geographical areas superimposed on one another radiating from the Regional Centre. They are not discreet separate geographical areas. Thus Option 2 consists of the Option 1 area together with a further area and Option 3 of Option 2 (which contains Option 1) and another further area. The impact of aggregating the areas for this appraisal means that the effects of the characteristics of each area are masked by the cumulative addition of one area upon another. In the case of S1, for example, Option 2 scores ‘++’, therefore Option 3 (which contains Option 2) will also score ‘++’, even though the actual area added by the addition of Option 3 to option 2 has no significant effect on the achievement of the SA Objective.

In the light of these shortcomings, after Option 1 has been scored, for each Sustainability Objective the Assessment is based on scoring the effects of each discreet increment of area. This enables the characteristics of each area to be identified individually and play a role in the evaluation of the relative merits of the Inner Areas boundary alternatives.

<b>The Inner Areas Boundary Options</b>								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
S1. Achieving a better balance and mix in the housing market	Option 1 – IO1							
	+	+	+	Medium	More than local	Long tern	Quality of life and opportunity.	
	<u>Comments:</u> The purpose of the Inner Areas, as defined in RSS, is as a focus for residential development to secure a significant increase in their populations. The definition of the Inner Areas presented in Option 1 would result in the inclusion of LCCC Area within the Inner Areas. This site would make a positive contribution to achieving a better balance and mix in the housing market and the option would therefore fit well with the purpose of the Inner Areas. Therefore, it is concluded that the choice of the Inner Areas boundary would have a positive effect on the SA objective.							
	Option 2 – IO2							
	++	++	++	Medium	More than local	Long tern	Quality of life and opportunity.	

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<u>Comments:</u> The purpose of the Inner Areas, as defined in RSS, is as a focus for residential development to secure a significant increase in their populations. By expanding the boundary for the Inner Areas to include Trafford Centre Rectangle, the option would ensure that a greater proportion of Trafford's housing development is delivered within the Inner Areas. This would be consistent with the purpose of the Inner Areas.								
	<b>Option 3 – IO3</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> The purpose of the Inner Areas, as defined in RSS, is as a focus for residential development to secure a significant increase in their populations. In the north of the Borough, where the Inner Areas would be defined, the focus of major increases in residential development is on the Strategic Locations. These have the capability to provide a significant proportion of Trafford's overall housing needs. In contrast the remainder of the north Trafford area will contribute a much smaller proportion. Therefore, it is concluded that the expansion of the Inner Areas to include the area around Stretford contained within Option 3 would not have a significant effect on the SA objective.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> The purpose of the Inner Areas, as defined in RSS, is as a focus for residential development to secure a significant increase in their populations. In the north of the Borough, where the Inner Areas would be defined, the focus of major increases in residential development is on the Strategic Locations. These have the capability to provide a significant proportion of Trafford's overall housing needs. In contrast the remainder of the north Trafford area will contribute a much smaller proportion. Therefore, it is concluded that the expansion of the Inner Areas to include the area to the west of the M60 motorway contained within Option 4 would not have a significant effect on the SA objective.								
	S2. Improve accessibility for all to services and facilities	<b>Option 1 – IO1</b>							
		+	+	+	Medium	Local	Long term	Improved quality of life.	
		<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities. A number of Trafford's most deprived communities would be included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the sub-objective of improving access to services in the most deprived areas of the Borough.							
<b>Option 2 – IO2</b>									
	+	+	+	Medium	More than local	Long term	Improved quality of life.		

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in the provision of accessible local facilities and employment opportunities within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.								
	<b>Option 3 – IO3</b>								
	0	0	0	Low	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3 and this results in a neutral score. This area is however relatively close to areas of deprivation hence the certainty of this score is low.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway and this area is not as well-related to many of Trafford's most deprived areas. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.								
	S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	<b>Option 1 – IO1</b>							
		?	?	?	Low	Local	Long term		
		<u>Comments:</u> It is uncertain whether the designation of the area as being within the Inner Areas would influence the level of investment in transport infrastructure.							
<b>Option 2 – IO2</b>									
?		?	?	Low	Local	Long term			
<u>Comments:</u> It is uncertain whether the designation of the area as being within the Inner Areas would influence the level of investment in transport infrastructure.									
<b>Option 3 – IO3</b>									
?		?	?	Low	Local	Long term			
<u>Comments:</u> It is uncertain whether the designation of the area as being within the Inner Areas would influence the level of investment in transport infrastructure.									
<b>Option 4 – IO4</b>									
?	?	?	Low	Local	Long term				



The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<u>Comments:</u> It is uncertain whether the designation of the area as being within the Inner Areas would influence the level of investment in transport infrastructure.							
S4. Reduce crime, disorder and the fear of crime	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 3 – IO3</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 4 – IO4</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. Reduce poverty and social exclusion	<b>Option 1 – IO1</b>							
	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life	
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities. A number of Trafford's most deprived communities would be included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the objective of reducing poverty and social exclusion.							
	<b>Option 2 – IO2</b>							

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life	
	<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in the provision of accessible local facilities and employment opportunities within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.							
	<b>Option 3 – IO3</b>							
	0	0	0	Low	N/A	N/A		
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3 and this results in a neutral score. This area is however relatively close to areas of poverty and social exclusion hence the certainty of this score is low.							
	<b>Option 4 – IO4</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway and this area is not particularly well-related to many of Trafford's most deprived areas. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 3 – IO3</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 4 – IO4</b>							

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S7. Improve qualifications and skills of the resident population	<b>Option 1 – IO1</b>							
	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities and on securing improvements to community facilities, which may include education facilities. A number of Trafford's most deprived communities would be included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the objective of improving skills and the sub-objective of reducing educational inequality.							
	<b>Option 2 – IO2</b>							
	+	+	+	Medium	More than local	Long term		
	<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in the provision of accessible local facilities and employment opportunities within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.							
	<b>Option 3 – IO3</b>							
	0	0	0	Low	N/A	N/A		
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3 and this results in a neutral score. This area is however relatively close to areas with low skills; hence the certainty of this score is low.							
	<b>Option 4 – IO4</b>							
0	0	0	Medium	N/A	N/A			
<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway and this area is not particularly well related to many of Trafford's most deprived areas. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.								
S8. Improve the health and,	<b>Option 1 – IO1</b>							

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
inequalities in health of the population	+	+	+	Medium	Local	Long term			
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities and on securing improvements to community facilities, which may include health facilities. A number of Trafford's most deprived communities would be included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the objective of improving skills and the sub-objective of reducing educational inequality.								
	<b>Option 2 – IO2</b>								
	+	+	+	Medium	More than local	Long term			
	<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in the provision of accessible local facilities and employment opportunities and on securing improvements to community facilities within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.								
	<b>Option 3 – IO3</b>								
	0	0	0	Low	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3 and this results in a neutral score. This area is however relatively close to areas of poor health; hence the certainty of this score is low.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway and this area is not particularly well related to many of Trafford's less healthy areas. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.									
S9. Protect and improve local neighbourhood quality	<b>Option 1 – IO1</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
<b>Option 2 – IO2</b>									

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Unlikely to have any significant effects.									
<b>Option 3 – IO3</b>									
	0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Unlikely to have any significant effects.									
<b>Option 4 – IO4</b>									
	0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Unlikely to have any significant effects.									
Environment									
E1. Reduce the effect of traffic on the environment	<b>Option 1 – IO1</b>								
	+	+	+	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions		
	<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are major development proposals within the Inner Areas boundary as defined by this option that will provide a clear alternative to further decentralisation. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and A56 during the plan period and the option would lead additional development being directed to areas around these roads. This reduces the level of certainty of the impact on this objective and on the sub-objective of managing traffic flows to reduce congestion.								
	<b>Option 2 – IO2</b>								
	+	+	+	Medium	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions		
<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. Expanding the boundary of the Inner Areas to include Trafford Centre Rectangle would ensure that other major development proposals that have the potential to provide a clear alternative to further decentralisation are included within the Inner Areas.									

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<b>Option 3 – IO3</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area around Stretford that would have the potential to provide a clear alternative to further decentralisation. As a result, it is considered that expanding the Inner Areas to include the area around Stretford is unlikely to have a significant impact on this objective.							
	<b>Option 4 – IO4</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area to the west of the M60 motorway included within this option that would have the potential to provide a clear alternative to further decentralisation. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
<b>Option 3 – IO3</b>								
0	0	0	Medium	N/A	N/A			

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 4 – IO4</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E3. Reduce contributions to climate change	<b>Option 1 – IO1</b>							
	+	+	+	Low	More than local	Long term		
	<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are major development proposals within the Inner Areas boundary as defined by this option that will provide a clear alternative to further decentralisation. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and A56 during the plan period and the option would lead additional development being directed to areas around these roads. This reduces the level of certainty of the impact on this objective.							
	<b>Option 2 – IO2</b>							
	+	+	+	Medium	More than local	Long term		
	<u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. Expanding the boundary of the Inner Areas to include Trafford Centre Rectangle would ensure that other major development proposals that have the potential to provide a clear alternative to further decentralisation are included within the Inner Areas; hence the positive score against this objective.							
<b>Option 3 – IO3</b>								
0	0	0	Medium	N/A	N/A			

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area around Stretford that would have the potential to provide a clear alternative to further decentralisation. As a result, it is considered that expanding the Inner Areas to include the area around Stretford is unlikely to have a significant impact on this objective.</p>							
	<p><b>Option 4 – IO4</b></p>							
	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area to the west of the M60 motorway included within this option that would have the potential to provide a clear alternative to further decentralisation. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.</p>							
E4. Reduce impact of climate change	<p><b>Option 1 – IO1</b></p>							
	?	?	?	Low	Local	Long term		<p>Direct vulnerable uses away from areas of highest risk of flooding.</p> <p>Core Strategy policy L5 will ensure appropriate measures are taken to reduce flood risk.</p>
	<p><u>Comments:</u> Part of the area included within the Inner Areas boundary presented in Option 1 was identified as being at risk of flooding by the Level 2 SFRA. However, large sections of the area included within the Inner Areas boundary presented in Option 1 are not considered to be at risk of flooding. It is therefore concluded that the option would have an uncertain impact on this objective.</p>							
	<p><b>Option 2 – IO2</b></p>							
?	?	?	Low	Local	Long term		<p>Direct vulnerable uses away from areas of highest risk of flooding.</p> <p>Core Strategy policy L5 will ensure appropriate measures are taken to reduce flood risk.</p>	



The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<u>Comments:</u> As identified by the Level 2 SFRA, part of the area that would be included in the Inner Areas if the boundary were to be extended to include the Trafford Centre Rectangle is considered to be at risk of flooding. However, large sections of this area are not considered to be at risk of flooding. It is therefore concluded that the option would have an uncertain impact on this objective.							
	<b>Option 3 – IO3</b>							
	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The Level 2 SFRA demonstrated that the area around Stretford that would be included in the Inner Areas under this option is largely at a low risk of flooding. As a result, it is considered that the option has the potential to have a positive impact on this objective and its sub-objective of minimising the risk of flooding.							
	<b>Option 4 – IO4</b>							
	?	?	?	Low	Local	Long term		Direct vulnerable uses away from areas of highest risk of flooding.  Core Strategy policy L5 will ensure appropriate measures are taken to reduce flood risk.
E5. Reduce the environmental impacts of consumption and production	<u>Comments:</u> As identified by the Level 2 SFRA, part of the area that would be included in the Inner Areas if the boundary were to be extended to include the area to the west of the M60 motorway is considered to be at risk of flooding. However, large sections of this area are not considered to be at risk of flooding. It is therefore concluded that the option would have an uncertain impact on this objective.							
	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> Unlikely to have any significant effects.								
<b>Option 3 – IO3</b>								

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 1 – IO1</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
E6. Conserve land resources and reduce land contamination	<b>Option 2 – IO2</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 3 – IO3</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 1 – IO1</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
E7. Protect and improve water quality	<b>Option 1 – IO1</b>								
	0	0	0	Medium	N/A	N/A			

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 2 – IO2</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 3 – IO3</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> Unlikely to have any significant effects.								
	E8. Protect and improve air quality	<b>Option 1 – IO1</b>							
		+	+	+	Low	More than local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.	

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<p><u>Comments:</u> Part of the Inner Areas as defined by option IO1 falls within an Air Quality Management Area (AQMA) for Nitrogen Dioxide. The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are major development proposals within the Inner Areas boundary as defined by this option that will provide a clear alternative to further decentralisation. However, the Trafford LDF Transport Modelling report has forecast a significant increase in journey times along the A5081 and A56 during the plan period and the option would lead additional development being directed to areas around these roads. This reduces the level of certainty of the impact on this objective.</p>								
	<b>Option 2 – IO2</b>								
	+	+	+	Medium	More than local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.		
	<p><u>Comments:</u> Part of the Inner Areas as defined by option IO2 falls within an Air Quality Management Area (AQMA) for Nitrogen Dioxide. The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. Expanding the boundary of the Inner Areas to include Trafford Centre Rectangle would ensure that other major development proposals that have the potential to provide a clear alternative to further decentralisation are included within the Inner Areas.</p>								
	<b>Option 3 – IO3</b>								
	0	0	0	Medium	N/A	N/A			
	<p><u>Comments:</u> Part of the Inner Areas as defined by option IO3 falls within an Air Quality Management Area (AQMA) for Nitrogen Dioxide. The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area around Stretford that would have the potential to provide a clear alternative to further decentralisation.</p>								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<u>Comments:</u> Part of the Inner Areas as defined by option IO4 falls within an Air Quality Management Area (AQMA) for Nitrogen Dioxide. The purpose of the Inner Areas is to provide a good range of quality housing, local facilities and employment opportunities, in order to provide a clear alternative to further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area to the west of the M60 motorway included within this option that would have the potential to provide a clear alternative to further decentralisation.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 3 – IO3</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 4 – IO4</b>							
0	0	0	Medium	N/A	N/A			
<u>Comments:</u> Unlikely to have any significant effects.								
<b>Economic</b>								
EC1. Enhance Trafford’s high performance and sustainable economy to provide a powerful contribution to regional growth	<b>Option 1 – IO1</b>							
	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.	
	<u>Comments:</u> A key purpose of the Inner Areas is to provide local employment opportunities. Including Trafford Park and the LCCC area within the Inner Areas will ensure that this is achieved and that the option has a positive impact on the objective.							
<b>Option 2 – IO2</b>								

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.	
	<u>Comments:</u> A key purpose of the Inner Areas is to provide local employment opportunities. Expanding the Inner Areas to include Trafford Centre Rectangle will ensure that additional sources of local employment are provided within the Inner Areas. It is therefore concluded that this option would have a positive impact on the objective.							
	<b>Option 3 – IO3</b>							
	0	0	0	Low	N/A	N/A		
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3. As a result, it is considered that expanding the Inner Areas to include the area around Stretford is unlikely to have any significant impact on this objective.							
	<b>Option 4 – IO4</b>							
0	0	0	Medium	N/A	N/A			
<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway that would be included within Option 4. As a result, it is considered that expanding the Inner Areas to include the area around Stretford is unlikely to have any significant impact on this objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	<b>Option 1 – IO1</b>							
	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life	
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities and on securing improvements to community facilities. A number of Trafford's most disadvantaged communities would be included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the objective of reducing disparities and the sub-objective of tackling barriers to work.							
<b>Option 2 – IO2</b>								
+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life		

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in the provision of accessible local facilities and employment opportunities within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.								
	<b>Option 3 – IO3</b>								
	0	0	0	Low	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major development in the area around Stretford that would be included within Option 3 and this results in a neutral score. This area is however relatively close to areas of deprivation hence the certainty of this score is low..								
	<b>Option 4 – IO4</b>								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major development in the area to the west of the M60 motorway and this area is not particularly accessible from many of Trafford's most deprived areas. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.								
	EC3. Enhance Trafford's image as a business and tourism destination	<b>Option 1 – IO1</b>							
		+	+	+	Medium	Sub regional	Long term		
		<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities and employment opportunities and on securing improvements to community facilities. Manchester United Football Club and Lancashire County Cricket Club are included within the Inner Areas under this option and, as a result, the option is likely to have a positive impact on the objective of enhancing Trafford's image as a business and tourism destination.							
<b>Option 2 – IO2</b>									
+		+	+	Medium	Sub regional	Long term			
<u>Comments:</u> By including Trafford Centre Rectangle within the Inner Areas, Option 2 would result in a major attraction being located within the Inner Areas. It is therefore considered that the option would have a positive impact on this objective.									
<b>Option 3 – IO3</b>									
0	0	0	Low	N/A	N/A				

The Inner Areas Boundary Options									
SA Objective	Timescale			Nature of Effect				Mitigation	
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic		
	<u>Comments:</u> There are no specific proposals for major tourist development in the area around Stretford that would be included within Option 3 and this results in a neutral score.								
	Option 4 – IO4								
	0	0	0	Medium	N/A	N/A			
	<u>Comments:</u> There are no specific proposals for major tourist development in the area to the west of the M60 motorway. As a result, it is considered that expanding the Inner Areas to include the area to the west of the M60 motorway is unlikely to have a significant impact on this objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1 – IO1								
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford		
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities, including shops and services, employment opportunities and on securing improvements to community facilities. As a result, the option is likely to have a positive impact on the objective of encouraging the long term sustainability of Trafford's town centres.								
	Option 2 – IO2								
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford		
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities, including shops and services, employment opportunities and on securing improvements to community facilities. As a result, the option is likely to have a positive impact on the objective of encouraging the long term sustainability of Trafford's town centres.								
	Option 3 – IO3								
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford		
<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities, including shops and services, employment opportunities and on securing improvements to community facilities. As a result, the option is likely to have a positive impact on the objective of encouraging the long term sustainability of Trafford's town centres including Stretford which would be included within Option 3.									
Option 4 – IO4									



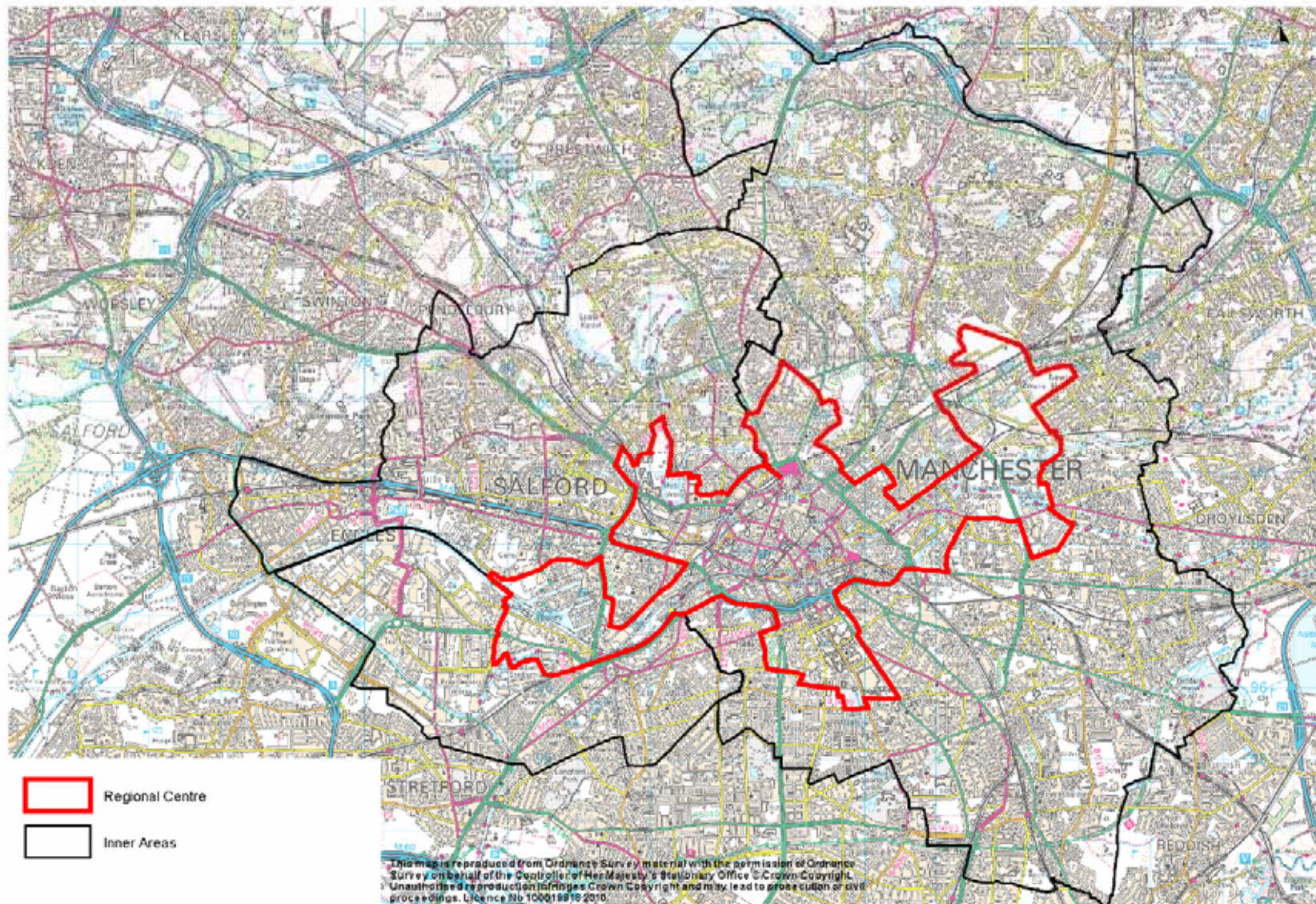
The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford	
	<u>Comments:</u> The emphasis for the Inner Areas will be on providing accessible local facilities, including shops and services, employment opportunities and on securing improvements to community facilities. As a result, the option is likely to have a positive impact on the objective of encouraging the long term sustainability of Trafford's town centres to the west of the M60 motorway such as Urmston.							
EC5. Improve the social and environmental performance of the economy	<b>Option 1 – IO1</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 2 – IO2</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 3 – IO3</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Option 4 – IO4</b>							
	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
	<b>Sustainability Summary</b>							

The Inner Areas Boundary Options								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>This sustainability appraisal is unusual in assessing not strategies or policies but boundaries. It is also more complex than a regular SA in the requirement to understand the implications of the different boundary options in terms of the sustainability objectives given the limited description of the purpose of the Inner Areas boundaries in the Regional Spatial Strategy. This results in a low level of certainty over the effect of the options on a number of the sustainability objectives.</p> <p>The different boundary options for the Inner Areas are expressed as four different geographical areas superimposed on one another radiating from the Regional Centre. They are not discreet separate geographical areas. Thus Option 2 consists of the Option 1 area together with a further area and Option 3 of Option 2 (which contains Option 1) and another further area. The impact of aggregating the areas for this appraisal means that the effects of the characteristics of each area are masked by the cumulative addition of one area upon another. In the case of S1, for example, Option 2 scores '++', therefore Option 3 (which contains Option 2) will also score '++', even though the actual area added by the addition of Option 3 to option 2 has no significant effect on the achievement of the SA Objective.</p> <p>In the light of these shortcomings, after Option 1 has been scored, for each Sustainability Objective the Assessment is based on scoring the effects of each discreet increment of area. This enables the characteristics of each area to be identified individually and play a role in the evaluation of the relative merits of the Inner Areas boundary alternatives.</p> <p>A pattern of scores for the options is however clearly apparent with Options IO1 and IO2 having a positive impact on a considerably greater number of sustainability objectives. These options would have a positive or major positive impact on 12 of the sustainability objectives. All four options were however considered to have a positive impact on the objective relating to encouraging the long term sustainability of Trafford's town centres. Each of the options were also considered to have an uncertain impact on the objective of enhancing transport and each of the options would have a neutral impact on the objectives relating to: crime and fear of crime; encouraging a sense of community identity; protecting local neighbourhood quality; protecting open space and biodiversity; reducing the environmental impacts of consumption; conserving land resources; protecting water quality; protecting the diversity and distinctiveness of landscapes and townscapes; and improving the social and economic performance of Trafford's economy.</p> <p>None of the options would have a negative impact on any of the objectives. Nevertheless, due to parts of the areas being at risk of flooding, it is considered that options IO1, IO2 and IO4 would all have an uncertain impact on the objective of reducing the impact of climate change.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

### APPENDIX 4 - Regional Centre & Inner Areas boundaries as detailed in the emerging Manchester, Salford and Trafford Core Strategies (March 2011)

Regional Centre and Inner Area Boundaries



## APPENDIX 5 - Proposed Changes to the Plan

### 2.11

The Regional Centre is the primary economic driver of the Manchester City Region, ensuring that the Regional Centre continues to provide the main focus for business, retail, leisure, cultural and tourism development in the City Region. In Trafford, Pomona, Wharfside (including Mediacity:uk and the Manchester United stadium) all play a significant role in one or more of these types of development and provide opportunities for growth in these sectors.

### **New Paragraph 2.12**

In RSS (2008) the Regional Centre of Manchester City Region was defined as comprising Manchester City Centre and Central Park to the East, the higher Education Precinct and Central Manchester Hospitals to the south, and Salford University, Salford Quays, Trafford Wharfside and Pomona Docks to the West. A precise boundary was not offered in that Plan.

### ~~2.12~~ 2.13

Proposals for residential development in the Regional Centre will be acceptable when they are part of mixed use employment schemes, comprising a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre. Additionally the expansion of the knowledge economy throughout the Regional Centre is a priority.

### ~~2.13~~ 2.14

The Inner Areas will be a focus for residential development, securing a significant increase in their population to support major regeneration activity and the improvement of community facilities and the creation of sustainable mixed communities, appealing to a broad range of new and existing residents.

### New paragraph 2.15

RSS (2008) Policy MCR2 offered no detailed boundary but stated that the Inner Areas surrounding the Regional Centre comprise of North Manchester, East Manchester and Central Manchester regeneration areas, Trafford Park, North Trafford and Central Salford. The expansion of the knowledge based economy will be a priority in the area which stretches from University of Salford in the West to Piccadilly Station in the east, via the Higher Education Precinct and the Central Manchester Hospitals campus.

### ~~2.14~~ 2.16

Within the southern part of the City Region, economic development will be focused in the towns and on brown-field land to meet local needs and regeneration priorities. Similarly in this area residential development will meet local needs and support local regeneration strategies.

### ~~2.15~~ 2.17

~~Given that these sub-areas are not wholly within Trafford, the Council has worked in partnership with its neighbouring authorities of Manchester and Salford to define these areas. Figure 1 details the boundary for both the~~

Regional Centre and Inner Areas, within Trafford. This will be detailed ~~within~~  
~~the Land Allocations DPD and illustrated on the Proposals Map accordingly.~~

Proposed amendment to the Proposals Map:

