

Development Plan Document

DPD1:

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

April 2011

TABLE OF CONTENTS

1.0	Introduction	3
2.0	Regional Centre Boundary Options	5
3.0	Inner Areas Boundary Options	9
APPEN	IDIX 1 – RSS Policy Framework	15
APPEN	DIX 2 - The Boundary Options within Trafford (April 2011)	17
APPEN	IDIX 3 - Sustainability Appraisal of the Options for the Regiona	al Centre
and Inn	er Areas Boundaries (April 2011).	18
APPEN	IDIX 4 - Regional Centre & Inner Areas boundaries as detailed	d in the
emergii	ng Manchester, Salford and Trafford Core Strategies (March 2	2011) 51
APPEN	DIX 5 - Proposed Changes to the Plan	52

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, copied to the assistant programme officer 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.

- In defining the Regional Centre Boundary within Trafford it is first 2.7 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 attracters in the subregion 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 underpopulated 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

- 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 – 103

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 – 104

- 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

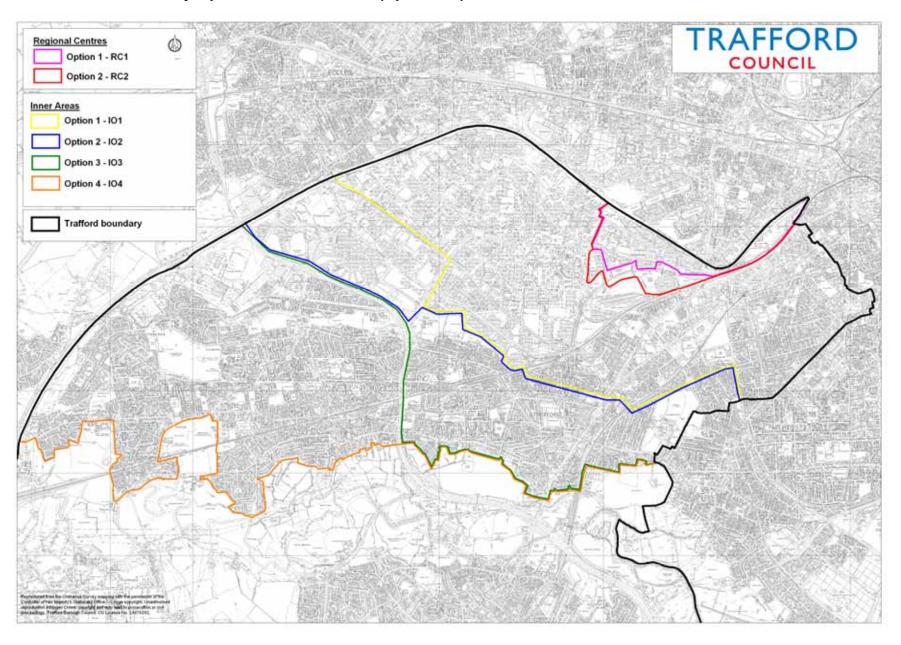
Adjacent to the Regional Centre, the inner areas should be the focus for residential development in order to secure a significant increase in their population, to support major regeneration activity including the Manchester-Salford Housing Market Renewal Pathfinder, and to secure the improvement of community 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 Bounda	ary Option	าร						
		Timescale	9			Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		•	•		•			
S1. Achieving a better balance	Option 1 -	- RC1						
and mix in the housing market	+	+	+	Low	Local	Long term	Quality of life and opportunity.	
	tourism development where they have a possible schemes in Centre. Co potential for focus for research.	velopment. y are part of sitive impact on the Region onsequently, or housing be esidential de	The purpose mixed use er on the object al Centre shoat this option incorpor	of the Regional C nployment schem tive and its sub-o ould not compron n would result in tated within the Re	Centre defined benes that comprise bjective of ensuring the vitality at the Regional Celegional Celegional Centre at	by RSS states that some a good range of laring the sufficient some and viability of the centre boundary bein	Region by providing the main focus for schemes for residential development in the thousing sizes, types, tenures and affordaupply of affordable housing. It is howeve commercial, retail, leisure, cultural and to g drawn more tightly than the alternative nore land being incorporated within the lithis objective.	he Regional Centre will be acceptable ability. As a result, the option would be stated that residential development ourism functions of the Regional at the would lead to less land with a
	Option 2 –	ı				·	1 0 111 111 111	
	+	+	+	Medium	Local	Long term	Quality of life and opportunity.	
	tourism development tourism development where they have a possible schemes in effect, he than the all	yelopment. The Region of the Region of the Region ousing provinct of the Region ousing provincternative, it was the Region of the Region o	The purpose mixed use er on the object al Centre shistion has a lowould lead to	of the Regional C nployment schem tive and its sub-o ould not compron wer priority than of more land with a	Centre defined benes that comprise bjective of ensuring the vitality and the uses. Con potential for he	by RSS states that some a good range of laring the sufficient some and viability of the consequently, as this obusing being incorporation.	Region by providing the main focus for achemes for residential development in the housing sizes, types, tenures and affordaupply of affordable housing. It is howeve commercial, retail, leisure, cultural and to option would result in the Regional Centre prated within the Regional Centre as oppose impact on this objective.	he Regional Centre will be acceptable ability. As a result, the option would be stated that residential development ourism functions of the Regional Centre boundary being drawn less tightly
S2. Improve accessibility for all	Option 1 –	- RC1		•		*	•	

The Regional Centre Bounda	ary Optior	าร						
		Timescale				Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
to services and facilities	+	+	+	Medium	Sub- regional	Long term	Improved quality of life.	
	increase the the option defined as	g the Regiona ne proportion would have a being a focu	of the Borou a positive im	ugh that is identific pact on the object	ed as a focus fo	or the provision of a would however red	Iter proportion of Trafford being defined range of accessible local facilities and eluce the amount of the Trafford that is will and tourism facilities.	employment opportunities. As a result,
	Option 2 -	+	+	Medium	Local	Long term	Improved quality of life.	
	leisure, cui that is defi	g the Regional Stural and touned as being	ırism facilitie	s. As a result, the	option would h	iave a positive impa	oportion of the Borough that is a focus fo ct on the objective. The option would ho range of accessible local facilities and e	wever reduce the amount of Trafford
S3. Enhance transport	Option 1 -		1 -	1	1	1		
infrastructure; improve accessibility and quality of life to all communities.	?	?	?	Low	More than local	Long term		
all communities.	existing bu	1 would resu is routes. Ho nfrastructure	wever, it is u				art of the Borough which contains two M ng within the Regional Centre would influ	
	?	?	?	Low	More than local	Long term		
	existing bu	_ 2 would resu	wever, it is u				art of the Borough which contains two Mag within the Regional Centre would influ	
S4. Reduce crime, disorder and	Option 1 -	- RC1						
the fear of crime	+	+	+	Low	Local	Long term	Improved perceptions of the area.	

SA Objective OFFICE Vears SA Objective OFFICE SA Objective SA Objectiv	The Regional Centre Bound								
S5. Reduce poverty and social exclusion April Sequence Sequ			Timescale	9			Nature of Ef	fect	
Solicition So	SA Objective				Certainty	Scale	Permanence	1	Mitigation
SS. Reduce poverty and social exclusion A		business, r	etail, leisure						
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 general 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 lightly this investment, and resultant activity, would be spread over a greater area. S5. Reduce poverty and social exclusion Option 1 – RC1 +		Option 2 –	RC2				_		
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. S5. Reduce poverty and social exclusion The properties of the provision of the Regional Centre soundary 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 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. Option 2 – RC2 The Medium Local Long term Increased opportunities and which would provide a range of employment opportunities. Comments: 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 a range of major business, retail, leisure, cultural and tourism facilities. As a result, the option would increase the proportion of the Borough that is a focus for a range of accessible local facilities and employment opportunities. S6. Encourage a sense of community identity and welfare and value diversity, improv									
## ## ## ## ## ## ## ## ## ## ## ## ##		Centre, the generate a	e option wou ctivity in an	ld increase t area which h	he proportion of T nas the potential to	rafford which is reduce incide	s a focus for major b nces of crime and fe	ousiness, retail, leisure, cultural and tour	rism facilities. These facilities can
Comments: 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 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.	S5. Reduce poverty and social	Option 1 -	RC1						
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. Option 2 – RC2 +	exclusion	+	+	+	Medium		Long term		
+ + + Medium Local Long term Increased opportunities and quality of life Comments: 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. S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of equality of comments: Unlikely to have any significant effects. Unlikely to have		proportion would have being a foo	of the Borou e a positive i ous for the pr	igh that is ide	entified as a focus e objective. The o	for the provision from the provision would how	on of a range of acc wever reduce the ar	essible local facilities and employment of the Trafford that is within the R	opportunities. As a result, the option egional Centre and which is defined as
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of control was a graph of the control was a graph of the community identity and equality of control was a graph of the control was a graph of the community identity and welfare and value diversity, improve equity and equality of control was a graph of the control was a graph of the control was a graph of the control was an equality of control was a graph of the control was a graph of the control was any significant effects.				Γ			1	T	T T
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. S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of a range of accessible local facilities and employment opportunities. O Do Medium N/A N/A Comments: Unlikely to have any significant effects.		+	+	+	Medium	Local	Long term	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
community identity and welfare and value diversity, improve equity and equality of Comments: Unlikely to have any significant effects.		By drawing leisure, cul impact on t	the Region tural and tou the objective	urism facilitie . The option	s. As a result, the would however re	option would reduce the amou	esult in the provision unt of Trafford that i	n of a range of accessible employment	opportunities and would have a positive
community identity and welfare and value diversity, improve equity and equality of Comments: Unlikely to have any significant effects.	S6. Encourage a sense of	Option 1 -	RC1						
equity and equality of Unlikely to have any significant effects.	community identity and welfare	0	0	0	Medium	N/A	N/A		
onnortunitu				anificant effe				1	
	opportunity	-		J 3110					

The Regional Centre Bound	ary Option	าร						
		Timescale)			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	0	0	0	Medium	N/A	N/A		
	Comments Unlikely to	<u>s:</u> have any sig	nificant effe	cts				
S7. Improve qualifications and	Option 1 -		grimourit ono	0.0.				
skills of the resident population	+	+	+	Low	More than local	Long term		
	Improving tourism fac	educational : cilities and co	standards fo	r all. However, it v	vould reduce th	e proportion of the E opportunities availab	objective and its sub-objectives of minim Borough that is the focus for major busir le	
	+	+	+	Low	Local	Long term		
	number of economy to	_ 2 would resu training oppo o address sk	ortunities ava ills shortage	ailable in Trafford s. The option wo	and thereby ha uld however re	ve a positive impact	, leisure, cultural and tourism facilities. I t on the objective and its sub-objective of Trafford that is defined as being within t ational facilities.	of developing the right skills for the
S8. Improve the health and,	Option 1 -	- RC1						
inequalities in health of the population	+	+	+	Medium	Sub- regional	Long term		
	health. The	1 would lead e option wou isure, cultura	ld therefore I	nave a positive im	pact on the obj		housing and a range of accessible loca would reduce the proportion of the Boror ivity facilities.	

The Regional Centre Bound	ary Option	าร						
		Timescale	•			Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	activity fac	_ 2 would lead ilities. The o ctivity facilitie	ption would t es and increa	herefore have a passing awareness a	oositive impact of and use of cultu	on the objective and	leisure, cultural and tourism facilities, what its sub-objectives of increasing participution would however reduce the proporticude health.	ation in and access to sport and
S9. Protect and improve local	Option 1 -	- RC1						
neighbourhood quality	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Comments Option RC		ılt in the rede	evelopment of pro	minent vacant a	and/or underused si	tes that presently detract from local neig	hbourhood quality.
	Option 2 -	- RC2						
	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Comments Option RC	_	ılt in the rede	evelopment of pro	minent vacant a	and/or underused si	tes that presently detract from local neig	hbourhood quality.
Environment								
E1. Reduce the effect of traffic	Option 1 -	- RC1						
on the environment	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	would prov	_ vide a clear a d have a pos	Ilternative to	further decentrali	sation and the i	unsustainable comn	ange of quality housing, local facilities and nuting patterns associated with it. It is the notorised traffic and reducing traffic related Secondary impacts on air quality and greenhouse gas emissions	erefore considered that the Option

The Regional Centre Bounda	ary Optior	าร						
		Timescal	е			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E2. Protect, enhance and restore	employment motorised along the A	would lead nt and recre traffic and re A5081 and the f the impact	ational faciliteducing trafficates at option wo	ies. It is therefore c related emission uld result in major	considered thans. However, the business, reta	t the option would h e Trafford LDF Tran il, leisure, cultural ar	te developments that create opportunities ave a positive impact on this objective a sport Modelling report has forecast a signd tourism facilities being provided along to reduce congestion.	nd its sub-objectives of reducing gnificant increase in journey times
open space, biodiversity, flora	0	0	0	Medium	N/A	N/A		
and fauna, geological and geo- morphological features		have any si	gnificant effe	1				
	Option 2 -	1	•					
	0	0	0	Medium	N/A	N/A		
	Comments Unlikely to	_	gnificant effe	ects.				
E3. Reduce contributions to	Option 1 -	- RC1						
climate change	+	+	+	Low	Local	Long term		
	would prov	_ would lead ide a clear a	alternative to	further decentrali	sation and the	a focus for a good ra unsustainable comn reducing transport-b	ange of quality housing, local facilities an nuting patterns associated with it. It is th pased emissions.	nd employment opportunities. This erefore considered that the Option
	Option 2 -	- RC2						
	+	+	+	Medium	Local	Long term		
	employmen impact on the would resu objective.	would lead nt and recre this objective alt in major b	ational facilit e. However,	ies. It is therefore the Trafford LDF	considered tha Transport Mode	t the option has the elling report has fore	te developments that create opportunitie potential to reduce transport-based emi cast a significant increase in journey timed along this road. This reduces the leve	ssions and thereby have a positive nes along the A5081 and the option
E4. Reduce impact of climate	Option 1 -	- RC1						

The Regional Centre Bound	ary Optior	าร						
		Timescale	9			Nature of Eff	iect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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.
		1 would lead SFRA. The					eing provided in a location that contain he objective and its sub-objective of m	s areas at risk of flooding as defined by inimising the risk of flooding.
	-	-	-	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.
		_ 2 would lead					eing provided in a location that contain he objective and its sub-objective of m	s areas at risk of flooding as defined by inimising the risk of flooding.
E5. Reduce the environmental	Option 1 -	- RC1						
impacts of consumption and	0	0	0	Medium	N/A	N/A		
production	Comments Unlikely to	_	gnificant effe	cts.				
	Option 2 -	- RC2		_				
	0	0	0	Medium	N/A	N/A		
	Comments Unlikely to		gnificant effe	cts.				
E6. Conserve land resources and	Option 1 -	- RC1						
reduce land contamination	++	++	++	Medium	Local	Long term		

The Regional Centre Bound	ary Optior	าร						
		Timescale	9			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	use. The o	1 would lead ption would ald have a m	also reduce	the need to releas	se additional gr	eenfield sites to mee	known to be contaminated, being remedets the Borough's development needs. It cing the amount of contaminated, dereli	t is therefore considered that the
	++	++	++	Medium	Local	Long term		
	use. The o	_ 2 would lead ption would	also reduce	the need to releas	se additional gr	eenfield sites to mee	known to be contaminated, being remeets the Borough's development needs. It cing the amount of contaminated, dereli	t is therefore considered that the
E7. Protect and improve water	Option 1 -	- RC1						
quality	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity.	
	use. Many sources ar	1 would lead of these site nd pathways ecause of the	es are adjace of contamina	ent to water course ants. The option t	es and the reme herefore has th	ediation and redevel e potential to have a	known to be contaminated, being remed lopment of these sites would offer the open positive impact on the objective. Never and the extent to which these impact on lo	oportunity to eliminate any existing theless, the certainty of this impact is
	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity.	
	use. Many sources ar only low be	2 would lead of these site nd pathways ecause of the	es are adjace of contamina	ent to water course ants. The option t	es and the reme herefore has th	ediation and redeve e potential to have a	known to be contaminated, being remed lopment of these sites would offer the open positive impact on the objective. Never and the extent to which these impact on to	oportunity to eliminate any existing theless, the certainty of this impact is
E8. Protect and improve air	Option 1 -	- RC1						
quality	+	+	+	Low	Local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.	

The Regional Centre Bound	ary Option	ıs						
		Timescale	9			Nature of Ef	fect	
SA Objective	0 - 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	boundary t opportuniti	Regional Ce ightly, the op es, which wo I that the opt	otion would le ould provide	ead to a greater p	roportion of the to further dece	Borough being a for entralisation and the	ement Area (AQMA.) for Nitrogen Dioxide ocus for a good range of quality housing, e unsustainable commuting patterns asso	local facilities and employment
	+	+	+	Low	Local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.	
E9. Protect and enhance the	boundary t to live close objective. I	Regional Ce ightly, the op e to employr However, the ness, retail, l	otion would he ment and rece Trafford LC	nowever lead to a creational facilities OF Transport Mod	greater proport The option co elling report has	ion of the Borough uld therefore reduces s forecast a significa	ement Area (AQMA.) for Nitrogen Dioxide being a focus for mixed-use developmer e transport-based emissions and thereby ant increase in journey times along the Abad. This reduces the level of certainty of	nts that create opportunities for people y have a positive impact on this .5081 and the option would result in
diversity and distinctiveness of	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
landscape and townscape character and cultural facilities		1 would resu Centre bound				and/or underused s	ites that presently detract from the chara e Borough that is a focus for the provision	
	+	+	+	Low	Local	Long term	Improved perceptions of the area.	
	Comments Option RC	<u>:</u> 2 would resu	ılt in the rede	evelopment of pro	minent vacant	and/or underused s	ites that presently detract from the chara n of the Borough being a focus for the pro-	
Economic								
EC1. Enhance Trafford's high	Option 1 -	RC1						

The Regional Centre Bounda	ary Option	ıs						
		Timescale	•			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
performance and sustainable economy to provide a powerful	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.	
contribution to regional growth		ving the Rec					portion of the Borough that is defined as assitive impact on this objective.	being within the Inner Area and which
	+	+	+	Medium	Local	Long term	Increased employment opportunities and reduced deprivation.	
	cultural and	ving the Reg		e boundary tightly, vould have a posi			er proportion of the Borough being a focu	us for major business, retail, leisure,
EC2. Reducing disparities by	Option 1 –	RC1				-		
releasing the potential of all residents particularly in areas of	+	+	+	Medium	Sub- regional	Long term	Increased opportunities and quality of life	
disadvantage	will be a foo objective. N provision a	ving the Reg cus for the p Vevertheless range of ma	rovision of lo , the option	ocal facilities and	employment op proportion of T	portunities. It is ther rafford which is ider	portion of the Borough that is defined as refore considered that the option would hatfied as being within the Regional Centr	nave a positive impact on the
	Option 2 –	RC2						
	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life	
EC3. Enhance Trafford's image	increase th considered	would incre e provision o that the opt nner Area a	of accessible ion would ha	e employment opp ave a positive imp	ortunities. It is t act on the objec	therefore considered ctive. Nevertheless,	najor business, retail, leisure, cultural and d that the option would have a positive in the option would reduce the proportion of al facilities and employment opportunities	npact on the objective It is therefore of Trafford which is identified as being

The Regional Centre Bound								
		Timescale	•			Nature of Eff	ect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
as a business and tourism destination	++	++	+ +	High	Sub- regional	Long term		
	MUFC wou	n would redu ald not be co	nsistent with		egional Centre		ior business, retail, leisure, cultural an leisure, cultural and tourism developn	d tourism facilities. The exclusion of nent. It is therefore considered that the
	Option 2 -	- RC2						
	-	-	-	Medium	Sub- regional	Long term		Consider a boundary change to incorporate MUFC into the Regional Centre.
							ajor business, retail, leisure, cultural a is consistent with the role of the Region	
EC4. Encourage the long term	support Tra	afford's imag d tourism de	je as a busin					
EC4. Encourage the long term	support Tra cultural and	afford's imag d tourism de	je as a busin					and tourism facilities which would onal Centre as a major focus for leisure
	support Tracultural and Option 1 - O Comments Option RC demonstra noted that	afford's imag d tourism de RC1 0 :: 1 would lead ted that ther the Regiona	e as a busin velopment. O I to the provise are limited I Centre as d	Medium Sion of town centropportunities for a	N/A e uses in a nor accommodating on would be so	N/A N-town centre location		onal Centre as a major focus for leisure own Centre Uses study has ough's town centres. In addition, it is
sustainability of Trafford's Town	support Tracultural and Option 1 - O Comments Option RC demonstra noted that	afford's imag d tourism de - RC1 0 5: 1 would lead ted that ther the Regiona al would hav	e as a busin velopment. O I to the provise are limited I Centre as d	Medium Sion of town centropportunities for a defined in this option	N/A e uses in a nor accommodating on would be so	N/A N-town centre location	is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the Region	onal Centre as a major focus for leisure own Centre Uses study has ough's town centres. In addition, it is
sustainability of Trafford's Town	support Tracultural and Option 1 - O Comments Option RC demonstra noted that the propos	afford's imag d tourism de - RC1 0 5: 1 would lead ted that ther the Regiona al would hav	e as a busin velopment. O I to the provise are limited I Centre as d	Medium Sion of town centropportunities for a defined in this option	N/A e uses in a nor accommodating on would be so	N/A N-town centre location	is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the Region	onal Centre as a major focus for leisure own Centre Uses study has ough's town centres. In addition, it is
sustainability of Trafford's Town	support Tracultural and Option 1 - O Comments Option RC demonstra noted that the propos Option 2 - O Comments Option RC demonstra noted that	afford's imag d tourism de - RC1 0 1 would lead ted that ther the Regiona al would hav - RC2 0 2 would lead ted that ther the Regiona	e as a busin velopment. O I to the provise are limited I Centre as deveno impact O I to the provise are limited I Centre as deveno impact O	Medium Sion of town centropportunities for a lefined in this option Trafford's town Medium Medium sion of town centropportunities for a lefined in this option to the left of the left	N/A e uses in a nor accommodating on would be so n centres. N/A e uses in a nor accommodating on would be so n centres.	N/A N/A N/A N/A N/A N/A N/A N/A	is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the role of the Region is consistent with the Region	own Centre Uses study has bugh's town centres. In addition, it is trategy Policy W2 should ensure that own Centre Uses study has bugh's town centres. In addition, it is

		Timescale	•										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
environmental performance of	0	0	0	Medium	N/A	N/A							
the economy	Comments:												
	Unlikely to have any significant effects.												
	Option 2 – RC2												
	0	0	0	Medium	N/A	N/A							
	Comments	Comments:											
	Unlikely to have any significant effects.												

Sustainability Summary

This sustainability appraisal is unusual in assessing not strategies or policies but boundaries. It is also more complex then 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.

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.

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.

The Inner Areas Bounda	dary Options												
		Timescale	•										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
Social													
S1. Achieving a better balance	Option 1 – IO1												
and mix in the housing market	+	+	+	Medium	More than local	Long tern	Quality of life and opportunity.						
	Inner Area balance ar	se of the Innose presented and mix in the	in Option 1 v housing ma	vould result in the	inclusion of LC n would therefo	CCC Area within the re fit well with the p	ment to secure a significant increase in t Inner Areas. This site would make a pos urpose of the Inner Areas. Therefore, it i	sitive contribution to achieving a better					
	Option 2 -	- IO2											
	+ +	++	+ +	Medium	More than local	Long tern	Quality of life and opportunity.						

SA Objective		<mark>ons</mark> Timescale	•								
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	Comments: 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 boundary for the Inner Areas to include Trafford Centre Rectangle, the option would ensure that a greater proportion of Trafford's housing development is delive within the Inner Areas. This would be consistent with the purpose of the Inner Areas. Option 3 – IO3										
	0	0	0	Medium	N/A	N/A					
	Borough, v provide a s Therefore, the SA obj	where the Inr significant pro it is conclud ective.	ner Areas wo oportion of T	ould be defined, th rafford's overall h	ne focus of majo ousing needs.	n their populations. In the north of the Locations. These have the capability Itribute a much smaller proportion. would not have a significant effect or					
	Option 4 -	ī		D.A. alliana	N1/A	NI/A		<u> </u>			
	0	0	0	Medium	N/A	N/A					
	O Comments The purpo Borough, v provide a s Therefore,	Os: se of the Innovere the Inrosignificant pro	er Areas, as ner Areas wo oportion of T ed that the e	defined in RSS, is ould be defined, the rafford's overall he expansion of the Ir	s as a focus for ne focus of majo ousing needs.	residential develop or increases in resid In contrast the rema	ment to secure a significant increase in ential development is on the Strategic I inder of the north Trafford area will con e west of the M60 motorway contained	Locations. These have the capability atribute a much smaller proportion.			
. Improve accessibility for all	O Comments The purpo Borough, v provide a s Therefore,	0 se of the Innovhere the Inrosignificant proit is concluded	er Areas, as ner Areas wo oportion of T ed that the e	defined in RSS, is ould be defined, the rafford's overall he expansion of the Ir	s as a focus for ne focus of majo ousing needs.	residential develop or increases in resid In contrast the rema	ential development is on the Strategic I inder of the north Trafford area will con	Locations. These have the capability stribute a much smaller proportion.			
	O Comments The purpo Borough, v provide a s Therefore, significant	0 se of the Innovhere the Inrosignificant proit is concluded	er Areas, as ner Areas wo oportion of T ed that the e	defined in RSS, is ould be defined, the rafford's overall he expansion of the Ir	s as a focus for ne focus of majo ousing needs.	residential develop or increases in resid In contrast the rema	ential development is on the Strategic I inder of the north Trafford area will con	Locations. These have the capability stribute a much smaller proportion.			
2. Improve accessibility for all services and facilities	O Comments The purpor Borough, we provide a sea sea significant Option 1 - + Comments The emphase would be in	se of the Innoverse the Innove	er Areas, as ner Areas wo oportion of T ed that the es SA objective +	defined in RSS, is puld be defined, the rafford's overall hexpansion of the Ire. Medium	s as a focus former focus of major ousing needs. The focus of major ousing needs of the focus of major output focus of the	residential develop or increases in resid In contrast the rema aclude the area to th Long term	ential development is on the Strategic I inder of the north Trafford area will con e west of the M60 motorway contained	Locations. These have the capability itribute a much smaller proportion. I within Option 4 would not have a rafford's most deprived communities			

The Inner Areas Bounda	ary Opti	ons											
		Timescale	9			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	Comments: 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. Option 3 – IO3												
			0	Low	NI/A	I NI/Λ	I						
	O O Low N/A N/A N/A Comments: 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.												
	Option 4 -												
	0 Comments	0	0	Medium	N/A	N/A							
S3. Enhance transport		reas. As a re ective.					0 motorway and this area is not as well- e area to the west of the M60 motorway						
infrastructure; improve	?	?	?	Low	Local	Long term							
accessibility and quality of life to all communities.	Comments It is uncert Option 2 -	ain whether	the designat	ion of the area as	being within th	e Inner Areas would	l influence the level of investment in tran	sport infrastructure.					
	?	?	?	Low	Local	Long term							
	Comments: It is uncertain whether the designation of the area as being within the Inner Areas would influence the level of investment in transport infrastructure. Option 3 – IO3												
	?	?	?	Low	Local	Long term							
	Comments It is uncert	<u>S:</u>	I	1			I influence the level of investment in tran	sport infrastructure.					
	Option 4 -	- IO4											
	?	?	?	Low	Local	Long term							

The Inner Areas Bounda	ary Option	ons											
		Timescale)										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	Comments It is uncerta		the designati	on of the area as	being within th	e Inner Areas would	d influence the level of investment in trar	nsport infrastructure.					
S4. Reduce crime, disorder and	Option 1 -	Option 1 – IO1											
the fear of crime	0	0	0	Medium	N/A	N/A							
	Comments: Unlikely to have any significant effects.												
	Option 2 -												
	0	0	0	Medium	N/A	N/A							
	Comments: Unlikely to have any significant effects.												
	Option 3 – IO3												
	0	0	0	Medium	N/A	N/A							
	Comments: Unlikely to have any significant effects.												
	Option 4 – IO4												
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
S5. Reduce poverty and social	Option 1 -	· I01											
exclusion	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life						
	The empha would be in exclusion.	Comments: 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											
	Option 2 -	· 102											

The Inner Areas Bound	ary Opti	ons												
		Timescale	•			Nature of Eff	fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
	+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life							
	Comments: 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. Option 3 – IO3													
	0	0	0	Low	N/A	N/A	T							
	Comments		U	LUW	IV/A	IW/A	1	1						
	There are	_ no specific p					would be included within Option 3 and tainty of this score is low.	this results in a neutral score. This						
	Option 4 -	Option 4 – IO4												
	0	0	0	Medium	N/A	N/A								
	Comments: 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	Option 1 -			NA - diam	N1/A	NI/A	ı	T						
community identity and welfare and value diversity, improve	0	0	0	Medium	N/A	N/A								
equity and equality of	Comments: Unlikely to have any significant effects.													
opportunity	Option 2 -		ı	1	1	1 .								
	0	0	0	Medium	N/A	N/A								
	Comments Unlikely to	<u>s:</u> have any sig	gnificant effe	cts.										
	Option 3 -		•											
	0	0	0	Medium	N/A	N/A								
	Comments			•		•		•						
		have any sig	gnificant effe	cts.										
	Option 4 -	- IO4												

The Inner Areas Bound	ary Opti	ons											
		Timescale	e			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
S7. Improve qualifications and	Option 1 -	- IO1											
skills of the resident population	+	+	+	Medium	Local	Long term							
	which may the option	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 rest the option is likely to have a positive impact on the objective of improving skills and the sub-objective of reducing educational inequality.											
	Option 2 -	Option 2 – IO2											
	+	+	+	Medium	More than local	Long term							
	By including	Comments: 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.											
	Option 3 -	- IO3											
	0	0	0	Low	N/A	N/A							
	Comments: 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.												
	Option 4 -	- IO4											
	0	0	0	Medium	N/A	N/A							
	There are most depri	Comments: 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.											

The Inner Areas Bound	ary Opti	ons											
		Timescale	9			Nature of Eff	iect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
inequalities in health of the	+	+	+	Medium	Local	Long term							
population	Comments: 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.												
	Option 2 -	- IO2											
	+	+	+	Medium	More than local	Long term							
	Option 3 -	0	0	Low	N/A	N/A							
	Comments: 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.												
	Option 4 – IO4												
	0	0	0	Medium	N/A	N/A							
	less health	_ no specific p	a result, it is	major developme considered that e	nt in the area to xpanding the Ir	o the west of the M6 nner Areas to include	0 motorway and this area is not particul e the area to the west of the M60 motor	arly well related to many of Trafford's way is unlikely to have a significant					
S9. Protect and improve local	Option 1 -	- IO1											
neighbourhood quality	0	0	0	Medium	N/A	N/A							
		have any si	gnificant effe	cts.									
	Option 2 -	- 102											

		Timescale	•			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	0	0	0	Medium	N/A	N/A						
	Comments											
		have any sign	gnificant effe	cts.								
	Option 3 -	1	T	1	ı	1	,					
	0 0 0 Medium N/A N/A											
	Comments: Unlikely to have any significant effects.											
	Option 4 -	- IO4										
	0	0	0	Medium	N/A	N/A						
	Comments Unlikely to	<u>s:</u> have any si	gnificant effe	cts.								
nvironment												
Reduce the effect of traffic	Option 1 -	- IO1										
n the environment	+	+	+	Low	More than	Long term	Secondary impacts on air quality					
					local		and greenhouse gas emissions					
	further dec defined by increase in roads. This	se of the Inn centralisation this option to journey times reduces the	and the uns hat will provi es along the	ustainable comm de a clear alterna A5081 and A56 c	uting patterns a tive to further d luring the plan p	ssociated with it. Thecentralisation. How period and the optio	ities and employment opportunities, in c here are major development proposals wever, the Trafford LDF Transport Mode on would lead additional development be objective of managing traffic flows to re	within the Inner Areas boundary as elling report has forecast a significa eing directed to areas around thes				
	Option 2 -	- IO2	1	T	T	Ι						
	+	+	+	Medium	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions					
	further dec	_ se of the Inn centralisation	and the uns	ustainable comm	uting patterns a	issociated with it. Ex	ities and employment opportunities, in c xpanding the boundary of the Inner Are e a clear alternative to further decentralis	as to include Trafford Centre Recta				

The Inner Areas Bounda	ary Optio	ons											
		Timescal	е			Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	Option 3 –	· 103											
	0	0	0	Medium	N/A	N/A							
	Comments: 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. Option 4 – IO4												
	Option 4 -	0		Medium	N/A	N/A	T						
	Comments	Ū	0	iviedium	IN/A	IN/A							
E2 Destect subspec and restant	further decentralisation and the unsustainable commuting patterns associated with it. There are no specific proposals for major development in the area to the west 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	Option 1 -			NA - diam	NI/A	N1/A	T						
open space, biodiversity, flora and fauna, geological and geo- morphological features	O Comments Unlikely to		Ognificant effe	Medium cts.	N/A	N/A							
	Option 2 -	· 102											
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
	Option 3 -	· 103											
	0	0	0	Medium	N/A	N/A							

The Inner Areas Bound	dary Opti	ons									
		Timescal	9			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	Comments Unlikely to	_	gnificant effe	ects.							
	Option 4 -	- IO4									
	0 0 0 Medium N/A N/A										
	Comments	_	10								
	Unlikely to	have any si	gnificant effe	ects.							
E3. Reduce contributions to	Option 1 – IO1										
climate change	+	+	+	Low	More than local	Long term					
	Comments: 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 significar 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.										
	Option 2 -	- IO2									
	+	+	+	Medium	More than local	Long term					
	Comments: 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.										
	Option 3 -					1	, , ,				
	0	0	0	Medium	N/A	N/A					

		Timescale	•			Nature of Eff	ect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	further dec Stretford th	se of the Inno entralisation nat would hav round Stretfo	and the uns	ustainable comm	uting patterns a ear alternative	essociated with it. Th to further decentralis	ies and employment opportunities, in o ere are no specific proposals for major sation. As a result, it is considered that	development in the area around		
				NA - alicera	L NI/A	NI/A				
	0 0 0 Medium N/A N/A Comments:									
E4. Reduce impact of climate change		the Inner Ar					clear alternative to further decentralisati ly to have a significant impact on this of	bjective. Direct vulnerable uses away fron		
								areas of highest risk of flooding. Core Strategy policy L5 will ensu appropriate measures are taken reduce flood risk.		
	sections of option wou	area include f the area inc uld have an u	cluded within		oundary prese		ntified as being at risk of flooding by the not considered to be at risk of flooding.			
	Option 2 -	- IO2								
	?	?	?	Low	Local	Long term		Direct vulnerable uses away fror areas of highest risk of flooding.		
								Core Strategy policy L5 will ensuappropriate measures are taken reduce flood risk.		

		Timescale	9			Nature of Effe	ect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	Comments: 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. Option 3 – IO3												
	+	+	+	Medium	Local	Long term							
	Comments				2000.								
		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.											
	Option 4 -	Option 4 – 104											
	?	?	?	Low	Local	Long term		Direct vulnerable uses away from areas of highest risk of flooding.					
								Core Strategy policy L5 will ensurappropriate measures are taken to reduce flood risk.					
	M60 motor	ed by the Levary	idered to be		However, larg			ded to include the area to the west of ooding. It is therefore concluded that					
5. Reduce the environmental	Option 1 -	- IO1											
pacts of consumption and	0	0	0	Medium	N/A	N/A							
roduction	Comments Unlikely to		gnificant effe	cts.									
	Option 2 -	- IO2											
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
1	Option 3 -	_											

The Inner Areas Bounda	ary Option	ons											
		Timescale	•			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	0 Comments	0	0	Medium	N/A	N/A							
	Unlikely to have any significant effects. Option 4 – IO4												
	0	0	0	Medium	N/A	N/A							
		have any sig	gnificant effe	cts.									
E6. Conserve land resources and	Option 1 -					I							
reduce land contamination	0	0	0	Medium	N/A	N/A							
	Comments: Unlikely to have any significant effects.												
	Option 2 -												
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
	Option 3 -	· 1O3											
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
	Option 4 -	· 104											
	0	0	0	Medium	N/A	N/A							
	Comments Unlikely to		gnificant effe	cts.									
E7. Protect and improve water	Option 1 -	· I01											
quality	0	0	0	Medium	N/A	N/A							

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

		Timescal	e			Nature of Ef	fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
	provide a gunsustaina provide a gunsustaina the A5081	Comments: 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 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 certainty of the impact on this objective. Option 2 – IO2												
			1											
	+	+	+	Medium	More than local	Long term	Potential secondary impact on people's health, particularly those who already suffer from respiratory illnesses.							
	provide a q unsustaina developme	Inner Areas good range obble commutent proposals	of quality hou ing patterns	ising, local facilitie associated with it	es and employn . Expanding the	nent opportunities, in boundary of the Inc	Area (AQMA) for Nitrogen Dioxide. The norder to provide a clear alternative to ner Areas to include Trafford Centre Recentralisation are included within the I	further decentralisation and the ctangle would ensure that other						
	Option 3 -			Madium	NI/A	NI/A								
	provide a ç unsustaina	_ Inner Areas good range o able commut	of quality hou ing patterns	ısing, local facilitie	es and employn . There are no s	n Air Quality Management Area (AQMA) for Nitrogen Dioxide. The purpose of the Inner Are apployment opportunities, in order to provide a clear alternative to further decentralisation are no specific proposals for major development in the area around Stretford that would have								
	'	•												

The Inner Areas Bound		Timescale				Nature of Ef	ffect					
CA Objective				O a mt a inatur	Caala			NAiti mati an				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	provide a g unsustaina within this	Inner Areas good range c ible commuti option that w	f quality houng patterns	ising, local facilitie associated with it	s and employm There are no s	nent opportunities, i	t Area (AQMA) for Nitrogen Dioxide. The in order to provide a clear alternative to for major development in the area to the vecentralisation.	urther decentralisation and the				
9. Protect and enhance the	Option 1 -	- IO1										
liversity and distinctiveness of	0	0	0	Medium	N/A	N/A						
andscape and townscape	Comments											
haracter and cultural facilities	Unlikely to have any significant effects.											
	Option 2 -	- IO2										
	0	0	0	Medium	N/A	N/A						
	Comments Unlikely to	<u>s:</u> have any si	gnificant effe	cts.								
	Option 3 -	- IO3										
	0	0	0	Medium	N/A	N/A						
	Comments	<u>;</u>	•				·					
	Unlikely to have any significant effects.											
	Option 4 – IO4											
	0	0	0	Medium	N/A	N/A						
	Comments): :	Į.	•								
	Unlikely to have any significant effects.											
conomic												
C1. Enhance Trafford's high	Option 1 -	- IO1										
performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.					
	Comments: 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. Option 2 – IO2											

The Inner Areas Bound	ary Opti	ons									
		Timescale	•			Nature of Eff	iect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	+	+	+	Medium	More than local	Long term	Increased employment opportunities and reduced deprivation.				
	Comments: 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. Option 3 – IO3										
	Option 3 -	- IO3									
	0	0	0	Low	N/A	N/A					
	Option 4 - O Comments There are	- 104 0 0 specific p	o the area	around Stretford i Medium major developme	s unlikely to ha	ve any significant in N/A the west of the M6	would be included within Option 3. As a npact on this objective. O motorway that would be included within ly to have any significant impact on this	in Option 4. As a result, it is			
EC2. Reducing disparities by	Option 1 -	- IO1									
releasing the potential of all residents particularly in areas of	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life				
disadvantage	A number	asis for the li of Trafford's pact on the o	most disadv	antaged commun	ities would be i		oloyment opportunities and on securing inner Areas under this option and, as a rebarriers to work.				
	+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life				

The Inner Areas Bound	ary Opti	ons											
		Timescale	9			Nature of Eff	ect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	the Inner A	ng Trafford C Areas. It is th				on 2 would result in t e a positive impact o	he provision of accessible local facilities on this objective.	s and employment opportunities within					
	Option 3 -	- IO3											
	0	0	0	Low	N/A	N/A							
	Comments: 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												
	Option 4 -	- IO4											
	0	0	0	Medium	N/A	N/A							
EQQ Establish Tuffords have	Comments: 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 Traffo 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 significa impact on this objective. Option 1 – IO1												
EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	Medium	Sub regional	Long term							
	Mancheste	asis for the li er United Foo impact on the	otball Club ar	nd Lancashire Co	g accessible loo unty Cricket Cli	cal facilities and emp ub are included with a business and touri	oloyment opportunities and on securing in the Inner Areas under this option and ism destination.	improvements to community facilities. I, as a result, the option is likely to have					
	_			Ma alicum	Code	1	T T						
	+	+	+	Medium	Sub regional	Long term							
		_ ng Trafford C					a major attraction being located within the	ne Inner Areas. It is therefore					
	considered that the option would have a positive impact on this objective. Option 3 – IO3												
	Option 3	- 103											

	ary Optio	Timescale				Nature of Ef	fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
	There are i	Comments: 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 sco Option 4 – IO4												
		1	1 -											
	0 0 0 Medium N/A N/A													
4 Engainers the long town	Comments: 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. Option 1 – IO1													
C4. Encourage the long term ustainability of Trafford's Town centres	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford							
	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							
	improveme Trafford's t	asis for the li ents to commown centres	nunity facilitie				ng shops and services, employment opp impact on the objective of encouraging							
	Option 3 –	· 103	1											
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford							
	Comments: 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													

	Timescale									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	+	+	+	Medium	More than local	Long term	Improved perceptions of Trafford			
	improveme	asis for the li ents to comn	nunity facilitie		e option is likely	y to have a positive i	g shops and services, employment oppimpact on the objective of encouraging			
C5. Improve the social and	Option 1 – IO1									
environmental performance of the economy	0	0	0	Medium	N/A	N/A				
	Comments: Unlikely to have any significant effects.									
	Option 2 -	1		D. 4. 11	D.//0	N1/A	T	T		
	0 0 Medium N/A Comments: Unlikely to have any significant effects.									
	Option 3 – IO3									
	0	0	0	Medium	N/A	N/A				
	Comments: Unlikely to have any significant effects.									
	Option 4 – IO4									
	0	0	0	Medium	N/A	N/A				
	Commonto	٠,	Comments: Unlikely to have any significant effects.							

The Inner Areas Boundary Options										
	Timescale			Nature of Effect						
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation		
	years	years	years				synergistic			

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.

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.

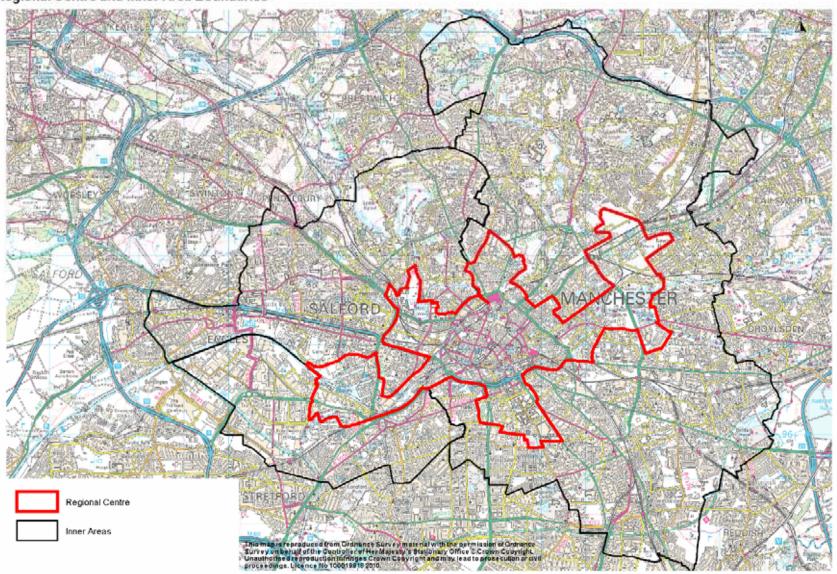
A pattern of scores for the options is however clearly apparent with Options IO1 and IO2 having a positive impact on a considerably greater number of sustainability objectives. These options would have a positive or major positive impact on 12 of the sustainability objectives. All four options were however 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.

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.

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:

