



# Partington Area Action Plan

## Issues and Options Report

September 2007

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## **1. Introduction**

- 1.1 This document has been produced by Trafford Metropolitan Borough Council (MBC) as the first stage in preparing a statutory plan dedicated to the future of Partington as part of the Local Development Framework.
- 1.2 Trafford's Revised Unitary Development Plan adopted in June 2006, identified Partington as an area of Priority Regeneration Area. This allocation recognises Partington as a settlement in need of an all encompassing regeneration plan, to improve economic, educational, housing, social and environmental conditions. The boundary of this area is shown in Figure 1.1 and it is this land which will be subject to the Partington Area Action Plan (AAP).

### **WHY PRODUCE AN AREA ACTION PLAN?**

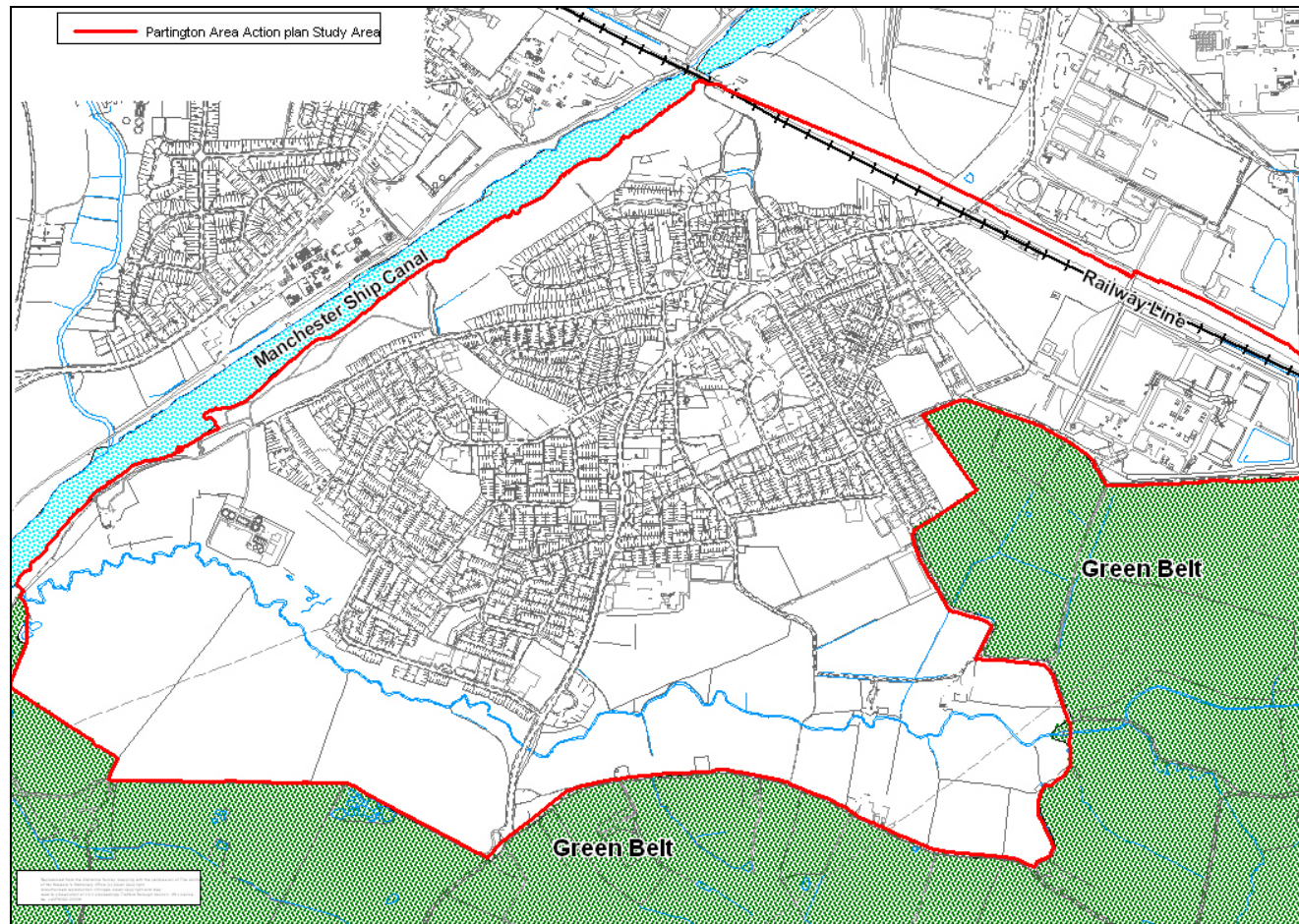
- 1.3 AAPs are developed in areas where significant change or conservation is needed. As mentioned above, a key feature of this AAP will be to focus on stimulating regeneration. The aim of the AAP is to develop a vision for Partington to guide future development until year 2021. In order to achieve this, the AAP will produce a comprehensive development framework for Partington including a plan saying what use sites can be developed for and reduce piecemeal developments. Once adopted, the AAP will form part of Trafford Local Development Framework, used to determine appropriate planning applications in Partington.

### **WHAT IS THE ISSUES & OPTIONS PAPER?**

- 1.4 This Issues & Options paper is intended to create discussion about the issues in Partington to help shape its future. It will detail options or opportunities to mitigate issues and stimulate development. This Issues and Options document has been informed from consulting with the local community and

the evidence baseline report (which supports this document). The collection and analysis of evidence data will continue until the Preferred Options are developed in Spring 2008. It is not the intention of this paper to establish detailed site boundaries, but rather to try and identify more strategic issues which will help to shape how Partington develops in the future.

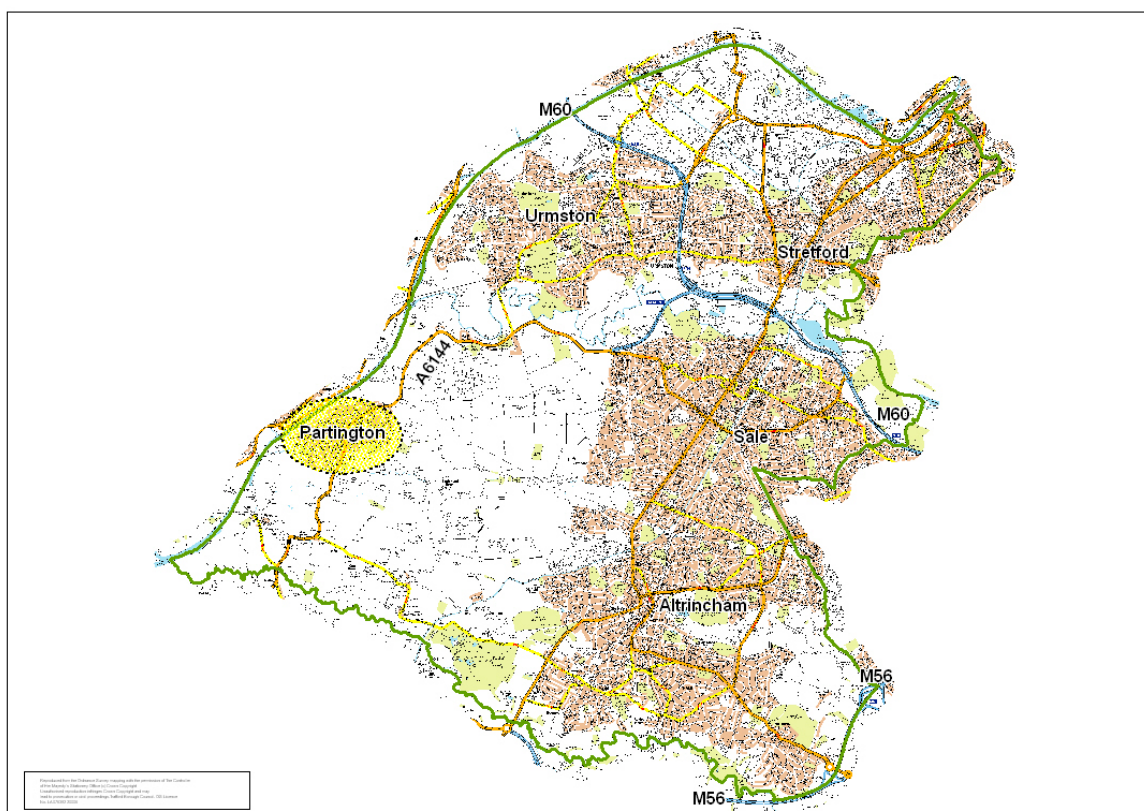
Figure 1-1: Partington AAP Boundary change



## 2. Area Description

2.1 Partington is a residential settlement, located near the western edge of Trafford MBC boundary (see Figure 2.1). There is a toll bridge which provides access to Warrington and Cadshead (Salford), access can be gained to the M60 motorway ring road, via the A6144. The A6144 is the main road which passes through Partington and provides access to Flixton, Urmston and Sale. Places in the south of the Borough such as Altrincham and Broadheath are accessed via Dunham Road and Moss Lane.

**Figure 2-1: Partington Location Plan**



2.2 The AAP area covers a total of approximately 342 hectares, it is bordered by the Manchester Ship Canal and Greenbelt (see Figure 1.1). The origins of

Partington are as a village dated to the 1800s, it was identified by Manchester City Council in the 1960's, as a site for an over-spill housing estate. The area is predominantly terraced housing, with some retail and local amenities infrastructure, employment sites, large areas of poor quality open space and a few derelict/vacant sites. There are bus services which connects Partington to Altrincham, Sale, Trafford Park and Urmston.

### **3. Issues**

3.1 There are a number of issues facing Partington in terms of how to achieve a sustainable community where everyone has access to high quality services, housing and jobs. Many of the issues have emerges through the evidence baseline report, these include:

- How to improve the built environment along the A6144 to create a gateway, as one enters south Partington.
- How to create a sustainable town centre.
- How to create greater tenure choice and reduce dependency on rented housing.
- How to provide more affordable housing.
- How to optimise the development and regeneration potential of vacant and underused sites.
- How to reduce inequalities between Partington and the rest of the Borough.
- How to improve standards of health and promote healthy living.
- How to create recreational links to open countryside.
- How to improve levels of educational achievement.
- How to increase job opportunities, reduce unemployment and raise incomes.
- How to achieve a more balanced age structure.



- How to reduce congestion along the A6144 caused by commuters travelling to and from Sale or M60.
  - How to improve accessibility to and from Partington.
- 3.2 In order to address these issues, it is apparent that a collective approach may be required, providing the foundations for an integrated regeneration programme to meet local and future needs.

**Are the correct issues being raised about Partington?  
Are there any missing?**

## **4. Vision**

- 4.1 Trafford’s Community Strategy sets out a long-term plan to ensure a better quality of life for everyone in Trafford. It has been prepared with Trafford’s Local Strategic Partnership, an organisation which represents a number of independent organisations. Following a lengthy community and stakeholder engagement period, the vision for Trafford is, by 2021 Trafford will be:

“...a thriving, prosperous and culturally vibrant Borough at the heart of the Manchester City Region, celebrated as its enterprise capital and home to internationally renowned cultural and sporting attractions.”

- 4.2 In support of this, the Core Strategy for the borough will outline the Council’s spatial vision, for the sort of place we want Trafford to be in 10-15 years time. This will establish a vision that considers a balance between growth, regeneration and environmental protection / improvement.
- 4.3 As part of the AAP we need to develop a vision for Partington, below is an area specific vision taking into consideration Partington issues:

**Partington’s Vision:**

“To establish Partington as a distinct place in Trafford, offering a self-sustaining community, a place of real-quality to live, learn, work and relax.”

- 4.4 The key aim of this vision can be achieved through an integrated approach which seeks to re-establish Partington as a thriving community, supported by a compact, town centre development bringing vitality back to the heart of the community. Also creating a situation where services such as education, employment, health, recreation, retail and transport can be self-sustained and will all contribute to improving the quality of life in Partington for its residents.

**Do you agree with this vision for Partington’s future?**

**If not, what do you believe should be the vision?**

## **5. Sustainability Issues**

5.1 This section summarises the sustainability issues to be borne in mind when preparing this collective planning approach. The term sustainability in this document refers to considering the positive and negative consequences of options developed.

5.2 The Council has published a Sustainability Appraisal Scoping Report (SA) together with this Partington AAP Issues and Options paper. The sustainability objectives have been developed using the borough-wide planning document (the Core Strategy SA Scoping Report) and they have been adapted with relevance to Partington. This report identifies what the priority social, economic and environmental sustainability issues are for Partington and shows the methodology we will use to appraise the different options of the Partington AAP. It will be used to show which options are more sustainable and identify what the likely impacts of the options are. Within the SA and evidence baseline report a number of sustainability issues are identified that the Partington AAP will need to address. These are listed below:

- Need to ensure sufficient supply of all types and tenure of housing. In particular sufficient houses need to be provided in the right places at the right price.
- Conserve and enhance the built environment.
- Need to promote the re-use of land and minimise the take-up of greenfield land.
- Need to minimise the skills shortage.
- Ensure that Partington as part of Trafford achieves its true economic potential.

- Need to ensure that the vitality and viability of the town centre is maximised.
- Reduce the need to travel by car.
- Need to provide an integrated transport network.
- Need to improve usage of public transport.
- Need to protect and enhance the environment of local communities.
- Conserve and enhance the natural environment recognising the importance of biodiversity.
- Increase the access to and provision of areas of natural habitat and open space.
- Need to secure and promote increased energy efficiency and renewable energy sources.
- Need to promote and secure increased sustainable waste management.
- Need to consider the impacts of flooding and flood risk.
- Need to tackle localised areas of high levels of deprivation.
- Create sustainable communities.
- Increase public involvement and participation in decision making.
- Need to reduce the fear and incidents of crime.
- Conserve and enhance the designated features of the historic environment and their settings.

## 6. Plan Objectives

6.1 In order to mitigate or improve the conditions surrounding the issues listed in chapter 3, a set of objectives needs to be developed to direct the options and achieve a self-sustaining community. The objectives below are an initial list, to prompt thought and discussion, if you have more suggestions, please state them:

- a) To facilitate development to improve the perception of Partington;
- b) To provide a mixture of housing tenures;
- c) To provide a mix of high quality homes to meet local and future needs, including affordable housing;
- d) To improve access to employment opportunities;
- e) To enhance existing open spaces for all users;
- f) Facilitate improving access to recreational areas;
- g) Aid the regeneration of the town centre;
- h) Support local education provision as a result of new residential development;
- i) The provision of facilities to encourage a healthy lifestyle; and
- j) Facilitate the improvement of leisure facilities for all users.

6.2 The options developed need to:

- Be assessed with regards to their impact by the SA; and
- Address the issues and objectives listed in this document, they need to be flexible to allow aspects of them to be adapted to create the 'preferred options'.

<p style="text-align: center;"><b>Are the correct objectives being sought for Partington? Are there any missing? If yes, please give details.</b></p>
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## **7. Development Options**

- 7.1 The broad development options have been developed as a starting point for discussion, they show an increasing scale of development that could take place in the area. These options are flexible and certain aspects of each of the options may form a 'preferred option'.
- 7.2 The amount of housing Partington will contribute towards the whole of the borough will be determined by the Core Strategy and Regional Spatial Strategy.

### **Option 1**

- 7.3 Option 1 focuses minimal development within the built up area of Partington to the sum of 5 hectares (see Figure 7.1). This option primarily develops sites for residential use, with the gateway site in the south of Partington to be potentially developed for housing or employment. A mix of tenures could be developed to assist in addressing the local issues of over-dependence on rented housing. Option 1 would include the small-scale redevelopment of the town centre, solely for retail use.

**Social Effect:**

- The impacts are mixed. The option provides the least opportunity in relation to residential balance for more life time homes.
- In terms of addressing poverty and exclusion needs, this option has limited potential to improve the retail offer in the town centre and address other needs of the local community.
- It offers little or no scope towards improving accessibility to the area.
- There would be no proposals to create new habitats and improve the quality of recreation facilities, therefore there is limited potential to promote healthy lifestyles.

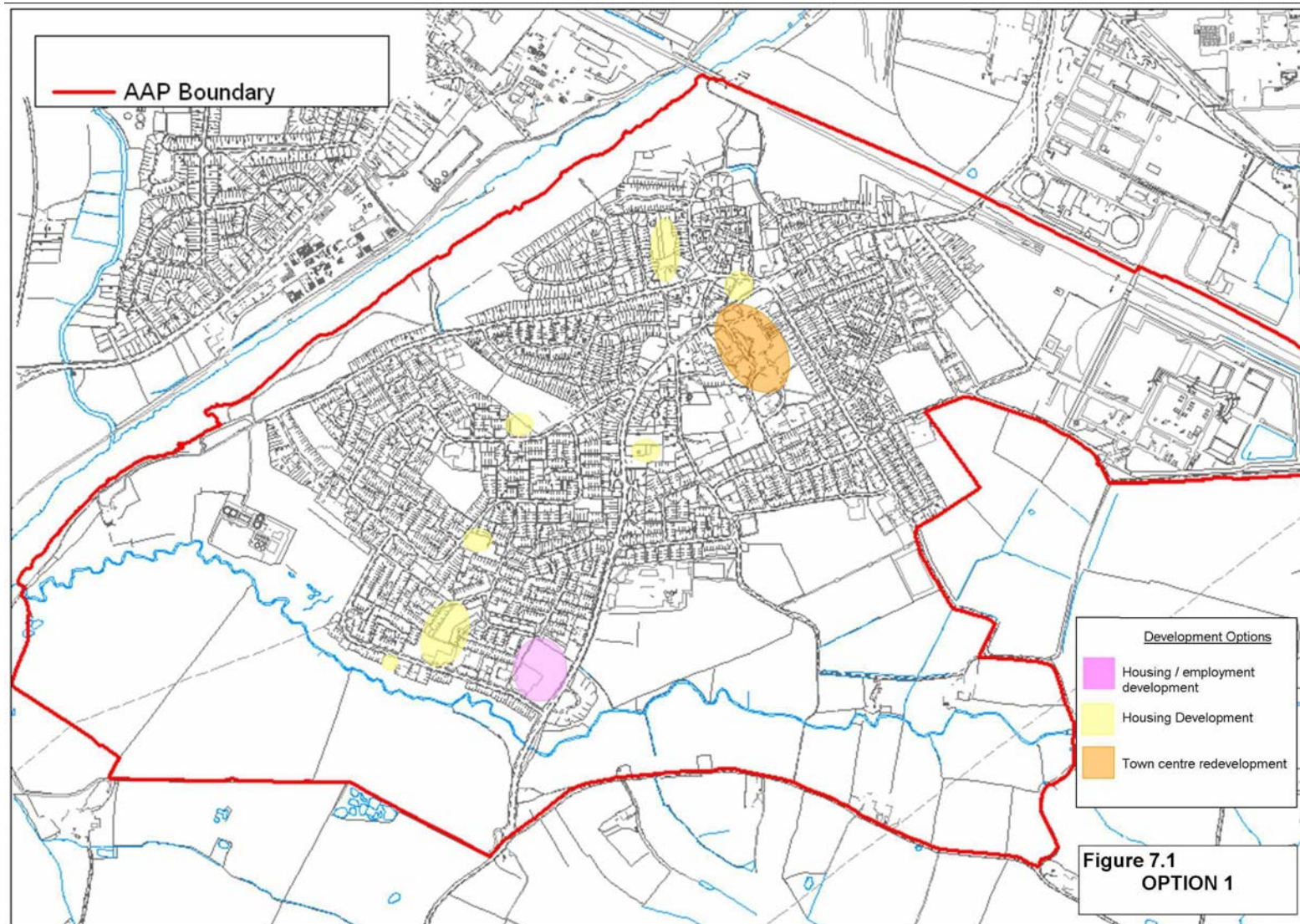
**Environmental Effects:**

- The impacts are mixed, with some areas of uncertainties, particularly surrounding water and air quality.
- The areas of nature conservation will be protected and wildlife corridors are retained and there would be minimum impact to sensitive sites as areas of high landscape value are retained.
- There is no proposal to improve the public transport links. However as development will be focused in the built up area, a more sustainable location will be created reducing the need to travel.

**Economic Effects:**

- The impacts are mixed, with limited scope for redeveloping the town centre.
- This option offers little scope for Partington to become more economically independent.
- This option will not deliver the required local labour force to realise the development potential of Carrington.
- Given that the option does not propose a mixed town centre scheme, there could be less scope for realising the full regeneration potential of the town centre.

**Summary of Sustainability Appraisal of Option 1**





## **Option 2**

- 7.4 Option 2 retains the sites identified for uses as in Option 1, however the redevelopment of the town centre would include both retail and residential use, to a sum of 17 hectares developed (see Figure 7.2). The introduction of a larger population to Partington would place a greater demand on the existing open spaces and additional provision is identified by improving access to recreational areas along the canal. This improved access would provide a link to the Mersey Valley and therefore could promote a healthy lifestyle. On the eastern edge of Partington along Broadway, a site has been identified for housing with open space. This would provide easier access to open space for residents in the north-eastern section of Partington.

### **Summary of Sustainability Appraisal of Option 2**

#### **Social Effect:**

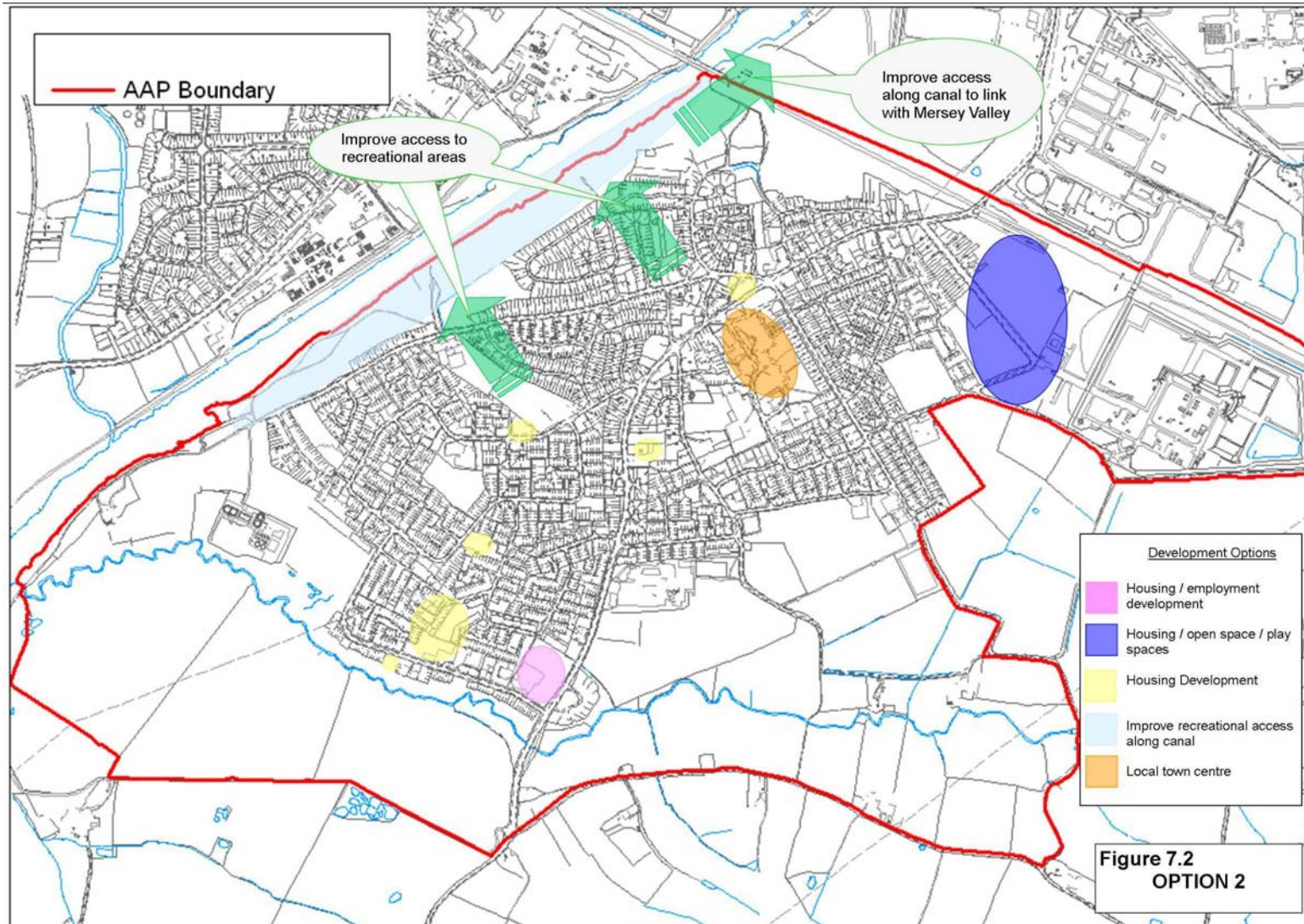
- The impacts are generally positive. The option provides less opportunity in relation to residential balance for more life time homes than Option 3 and 4.
- In terms of addressing poverty and exclusion needs the option could allow limited regeneration to take place enabling investment to be made in improved services and community facilities within the town centre.
- It offers little or no scope towards improving accessibility to the area.
- The creation of new habitats and high quality, accessible recreation facilities could promote healthy lifestyles.

#### **Environmental Effects:**

- The impacts are mixed, with some areas of uncertainties, particularly surrounding water and air quality.
- The areas of nature conservation will be protected and access could be improved to them. Wildlife corridors are retained and there would be minimum impact to sensitive sites as areas of high landscape value are retained.
- There are positive effects of improving the quality of Greenspace and providing more accessible, better recreation and nature conservation facilities.
- Although there would be less traffic pollution and congestion generated than in Option's 3& 4, there would be less scope to improve the public transport links. However as development will be focused in the built up area, a more sustainable location will be created offering both housing, employment and reducing the need to travel.

#### **Economic Effects:**

- The impacts are generally positive with the redevelopment of the town centre offering positive economic benefits.
- This Option offers little scope for Partington to become more economically independent.
- This option may not deliver the required local labour force to realise the development potential of Carrington.
- Although new development would be directed to the built-up area first, there could be less scope for realising the full regeneration potential of the town centre.



### **Option 3**

- 7.5 Option 3 is a balance between the minimal development proposed in Option 2 and the large scale development proposed in Option 4, to a sum of 50 hectares (see Figure 7.3). Option 3 identifies Greenfield land along the canal for housing, this large canal site provides scope for other sites to be developed for other uses including employment and community facilities. This offers scope to create local sustainable employment opportunities for residents.
- 7.6 As this option involves Greenfield land to be developed, it will be the first option that will have a phased development plan. All sites within the built up area (i.e. Brownfield land) would be developed first, then the Greenfield land. There will be a greater need to increase spatial location of open space sites and potentially reduce the size of existing open space sites, by proposing some residential development. This option also provides scope for the town centre to be mixed use with retail, office and less residential than Option 2. There is potential with this option to be able to sustain an improved public transport service to and from Partington.

### Summary of Sustainability Appraisal of Option 3

#### **Social Effect:**

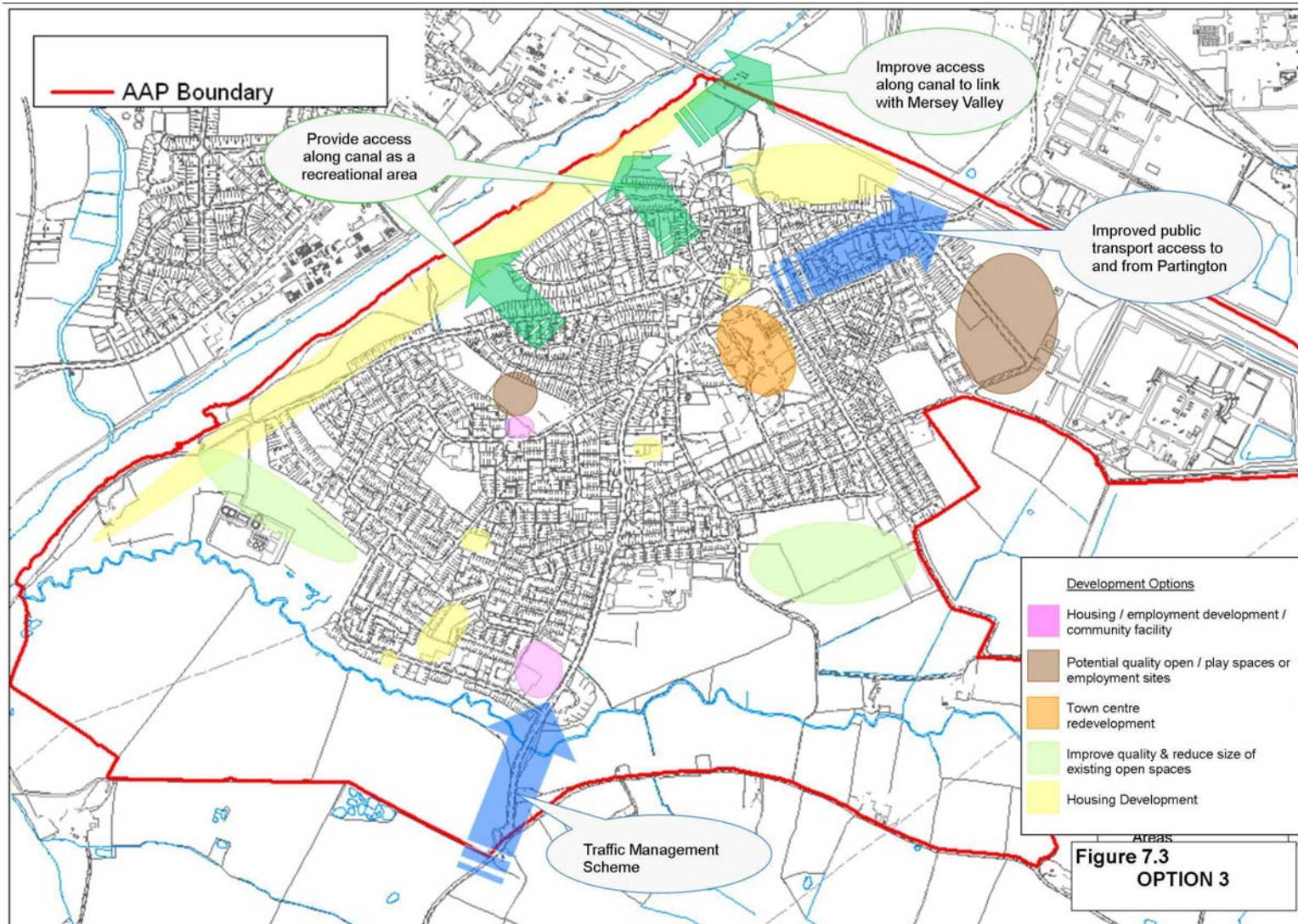
- The impacts are generally positive. The option could provide better opportunities in relation to residential balance for more life time homes than option 2 but less than option 4.
- In terms of addressing poverty and exclusion needs the option will allow regeneration to take place enabling investment to be made in improved services and community facilities as a result of the new development. These could have benefits to improved health and higher quality neighbourhoods. These would need to be targeted to the areas in most need.
- Investment could also potentially be available to improve public transport links to the area making it more accessible. Improvements to roads however may be outside the scope of this option.
- The creation of high quality accessible recreation facilities along the canal could promote healthy lifestyles.

#### **Environmental Effects:**

- The impacts are mixed, with some areas of uncertainties, particularly surrounding water and air quality, traffic pollution and congestion.
- Although areas of nature conservation will be protected. The negative affects of loss of Greenfield land, although not as high as in option 4, could impact on, biodiversity and landscape value of the area. This would be particularly evident with the potential loss of linear Greenspace around Lock Lane. Mitigation to ensure wildlife corridors are retained and minimum impact to sensitive sites would be needed and areas of high landscape value are retained. New habitat creation and the creation of high quality, accessible recreation facilities could also be mitigating factors.
- There are positive effects of improving the quality of Greenspace and providing more accessible, better recreation and nature conservation facilities.
- There are negatives potentially surrounding increased traffic pollution and congestion as a result of a higher level of development. However priority would be given to development in the built up area which will become a more sustainable location offering both housing and employment and reducing the need to travel. However changing behaviour would be necessary to ensure travel outside the area was by the improved public transport links and facilities were accessed locally in the majority of cases.

#### **Economic Effects:**

- The impacts are generally positive with the development of employment sites offering Partington the potential for it to become more economically independent.
- This option may not deliver the required local labour force to realise the development potential of Carrington.
- With new development being directed to the built-up area first, there would be scope for realising the regeneration of the town centre.
- The redevelopment of the town centre offers positive economic benefits.



#### **Option 4**

- 7.7 Option 4 proposes to bring forward the greatest amount of land for development, potentially up to 160 hectares (see Figure 7.4). This option also involves the release of Greenfield land both along the canal and to the south of Partington. Within the Trafford Unitary Development Plan, the land to the south is protected until the year 2016, with the option to use for development with exceptional need. This option offers greater scope for large family and life time homes to be developed. This additional large-scale housing development could potentially support investment in infrastructure including transport, education, community facilities and health, with some located in the town centre, others at Oak Road and Wood Lane.

## Summary of Sustainability Appraisal of Option 4

### **Social Effect:**

- The impacts are generally positive, in particular in relation to residential balance as there is potentially a wide variety of opportunities for family and life time homes.
- In terms of addressing poverty and exclusion needs the option will allow maximum regeneration to take place enabling investment to be made in improved services and community facilities as a result of the new development. These would have benefits to improved health and higher quality neighbourhoods.
- Investment would also give maximum potential to improve transport links to the area making it more accessible.

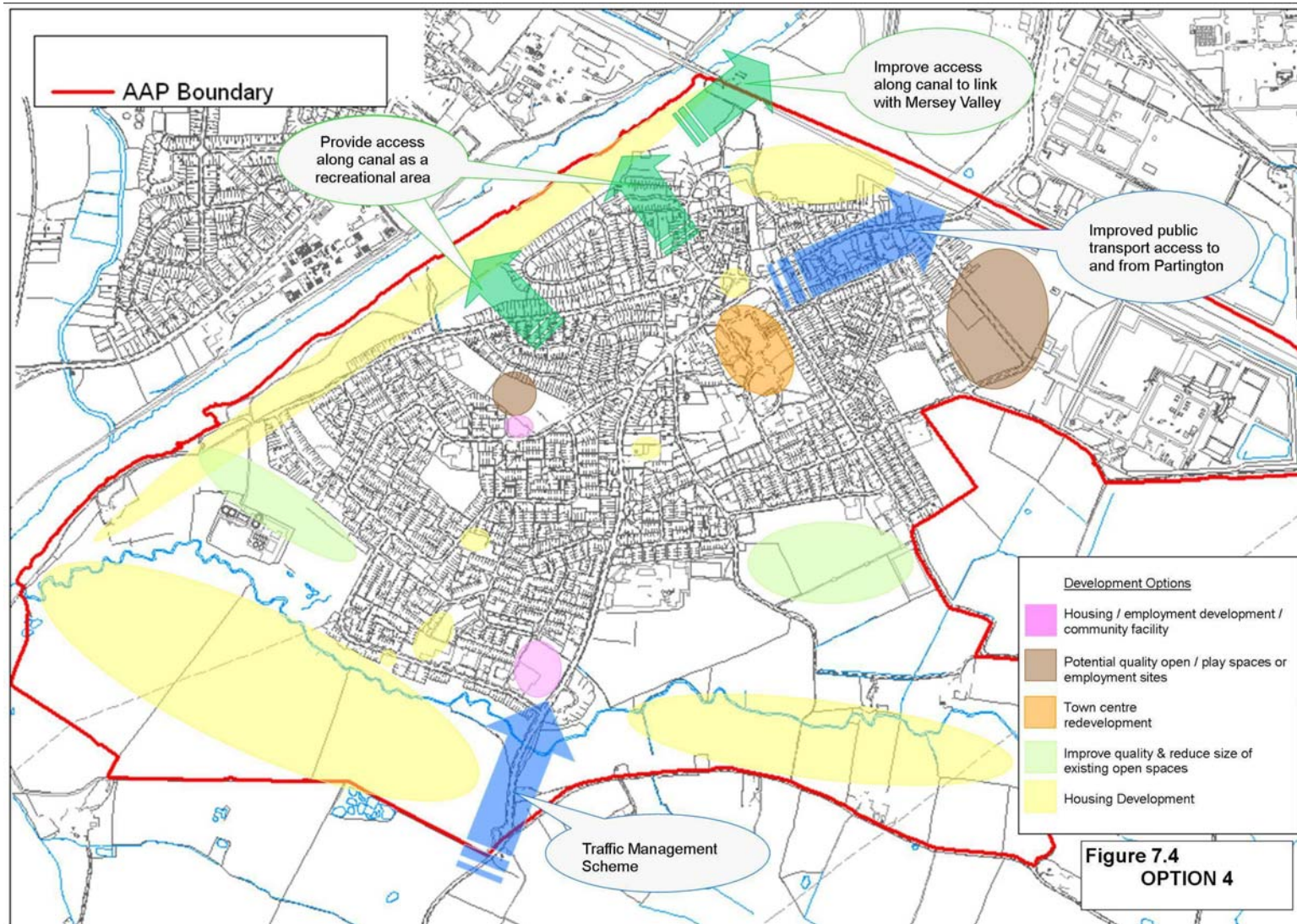
### **Environmental Effects:**

- The impacts are mostly negative, with some areas of uncertainties, particularly surrounding water and air quality.
- Although areas of nature conservation will be protected. The negative affects of loss of Greenfield land could impact on, biodiversity and landscape value of the area. This could be particularly evident if the majority of linear Greenspace land around Lock Lane and the area to the south along Red Brook was developed. Mitigation to ensure wildlife corridors are retained and minimum impact to sensitive sites and areas of high landscape value would be necessary. New habitat creation and the creation of high quality, accessible recreation facilities could assist in mitigating against potential loss.
- There are negatives potentially surrounding increased traffic pollution and congestion as a result of a high level of development. However as priority would be given to development in the built-up area this could become a more sustainable location offering both housing and employment and reducing the need to travel. However changing behaviour would be necessary to ensure travel outside the area was by the improved public transport links and facilities were accessed locally in the majority of cases.
- There is a potential impact in terms of increased risk of flooding of developing adjacent to the floodplain at Red Brook.

### **Economic Effects:**

- The impacts are generally positive with the development of employment sites offering Partington the potential for becoming more economically independent.
- This option offers the maximum potential in terms of attracting new employment opportunities in areas such as Carrington by providing a readily accessible workforce.
- With new development initially being directed to the town centre, there would be maximum scope for realising the regeneration of the town centre.
- The redevelopment of the town centre offers positive economic benefits.





**Please consider which of the above options would best address the issues in Partington?**

**If none, please explain why?**

**These questions are all grouped together in a questionnaire at the end of the document, for your consideration.**

## **ADDITIONAL READING LINKS**

Given that it is not the role of this document to restate either National, Regional or local policies and guidance we have provided below addresses for key documents, including the emerging evidence base:

- For **PPGs and PPSs** please visit: <http://www.communities.gov.uk/>
- For documents relating to the RSS please visit: <http://www.northwesteip.co.uk>
- For other **LDF documents**, including the sustainability appraisal scoping report together with the emerging evidence baseline report and the UDP please visit: <http://www.trafford.gov.uk/EnvironmentAndPlanning/Planning>
- For the **Trafford Community Strategy** please visit: <http://www.traffordpartnership.org>
- For **Trafford Corporate Plan** please visit: <http://www.trafford.gov.uk/cme/live/cme2311.htm>
- For the **Trafford Economic Development Plan** please contact the Economic Development and Tourism Team at Trafford Town Hall.
- For documents relating to **Trafford's Housing Market and Needs** please visit: <http://www.trafford.gov.uk/Housing/CouncilHousing/Housing-Strategy>
- For the **Local Transport Plan** please visit: <http://www.gmltp.co.uk/>
- For the **Parks and Open Space Strategy**: <http://www.trafford.gov.uk/EnvironmentAndPlanning/ParksAndOpenSpaces>
- For **Trafford's Green and Open Spaces** – An assessment of need – June 2003: <http://www.trafford.gov.uk/greenspace/pdf/2GreenspaceReportJune2005.pdf>

**PARTINGTON AREA ACTION PLAN**

**ISSUES & OPTIONS QUESTIONNAIRE – SEPTEMBER 2007**

1. Are the correct issues being raised about Partington?

**Yes / No**

2. If not, are there any other issues that should be considered when assessing the various options?

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4. Do you agree with the proposed Partington vision?

**Yes / No**

5. If no, please state what you consider should be the Partington AAP vision.

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6. Do you agree that the correct objectives have been set out?

**Yes / No**

7. If no, what do you consider to be the objectives?

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8. Option 1 – have the right sites been identified?

**Yes / No**

9. If no, please give details of alternative sites.

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10. In Option 1 have the right uses for Partington’s future been identified?

**Yes / No**

11. If no, please give details.

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12. Option 2 have the right sites been identified?

**Yes / No**

13. If no, please give details of alternative sites.

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14. In Option 2 have the right uses for Partington’s future been identified?

**Yes / No**

15. If no, please give details.

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16. Option 3 have the right sites been identified?

**Yes / No**

17. If no, please give details of alternative sites.

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18. In Option 3 have the right uses for Partington’s future been identified?

**Yes / No**

19. If no, please give details.

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20. Option 4 have the right sites been identified?

**Yes / No**

21. If no, please give details of alternative sites.

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22. In Option 4 have the right uses for Partington’s future been identified?

**Yes / No**

23. If no, please give details.

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24. Do you think an alternative development option should be considered for Partington?

**Yes / No**

25. If yes, please give details.

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<p><b>About yourself</b></p> <p><b>Name:</b></p> <hr/>
<p><b>Organisation:</b></p> <hr/>
<p><b>Address:</b></p> <hr/> <hr/> <hr/>
<p><b>Postcode:</b> _____</p>
<p><b>Telephone:</b> _____</p>
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Please return to the LDF Team at:  
Strategic Planning and Developments, Waterside House,  
Sale Waterside, Sale, M33 7ZF

Or return online at: [www.trafford.gov.uk](http://www.trafford.gov.uk)

**No later than 15 October 2007**

*Please note that all comments will be held by the Council on a database for the duration of the Local Development Framework (LDF) and will be available for public inspection under the Freedom of Information Act 2000.*