

## Supporting Document on the Sustainability Appraisal of the Spatial Options

### Combined February and May Appraisals with Critical Friend and Ratification Panel Scores and Comments

#### Social Panel Comments

<u>SPATIAL OPTION 1 –</u>	Score ++; +; 0; - ; --	Score ++; +; 0; - ; -- <b>S</b>	Score ++; +; 0; - ; -- <b>M</b>	Score ++; +; 0; - ; -- <b>L</b>	Comments
S1. Residential Balance Feb 2008	-				<p>Concern over cramming units onto certain sites, there could be adverse impacts on services as a result.</p> <p>To be successful in fulfilling our objectives the housing must enable communities to be integrated, thereby reducing tension between communities.</p> <p>Sale Moor could have a higher priority, including higher numbers, as it is close to Wythenshawe.</p> <p>There is too much emphasis on the north of the Borough to adequately realise this objective.</p> <p>If the right developments take place in Partington and Carrington, then the residential needs of south Trafford could benefit, particularly in the provision of affordable units.</p>
S1. Residential Balance May 2008		+	0	-	<p>To be successful in fulfilling our objectives the housing must enable communities to be integrated, thereby reducing tension between communities.</p> <p>There is too much emphasis on the north of the Borough to adequately realise regeneration objectives across the borough, particularly as a result of poor distribution of housing type and tenure.</p> <ul style="list-style-type: none"> <li>• Over time the effects of cramming housing in the north will not allow other areas of need to be realised e.g. Partington and Sale west.</li> <li>• Over time, there will insufficient scope to provide a full range of homes, particularly for families.</li> <li>• Over time there will be insufficient scope to provide affordable homes in the right location and of the required types.</li> <li>• Concern over cramming units onto only a few sites could result in adverse impacts on services.</li> </ul>

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					<p>There needs to be a balance of tenure across the Borough which offers choice to a wide range of people with differing needs and aspirations. Concentrating residential development in the core area/north of the Borough puts the onus on a small number of land owners to bring forward sites.</p> <p>It is vital that sufficient affordable housing is developed to meet the needs of Trafford residents.</p> <p>Particular attention should be paid to Sale West and Partington to ensure that housing development complements that already provided by the major stock holding RSLs. Mixed tenure development is most likely to offer genuine choice to existing residents and attract economically active people from other areas.</p>
<p><b>Critical Friend Score and Comments</b> Housing Corporation</p>		+	0	-	<p>Concern over services. Will the right mix of accommodation be provided, more rent is required in the more affluent areas of the borough and s/o in the more predominantly social rented areas to diversify tenure</p> <p>Will the right mix of accommodation be provided, more rent is required in the more affluent areas of the borough and s/o in the more predominantly social rented areas to diversify tenure</p>
<p>S2. Services &amp; Community Facilities Feb 2008</p>		+			<p>Currently there is an insufficient critical mass in Partington and Sale West to support essential services, particularly associated with health care provision and health facilities. Initial work in relation to the Partington Area Action Plan and the historic Spatial Development Framework gave an indication as to what “critical mass” would be required. This option starts to move towards this critical mass, but may not provide sufficient to require the provision of new services. Instead it could put an unacceptable burden on existing facilities, particularly schools.</p> <p>The challenge in the north will be to provide services for the new population:</p> <ul style="list-style-type: none"> <li>• Residents are predominantly healthy but still demanding on services.</li> <li>• It may be that in the future we will need to look for less conventional solutions.</li> </ul> <p>We need to consider who will live in the north, existing residents or people migrating into the Region. It will be important to be able to live close to employment opportunities. This applies to both north of the Borough (Media City/Pomona/Trafford Park) and Partington and Carrington.</p>
<p>S2. Services &amp; Community Facilities May 2008</p>		-	0	+	<p>Currently there is insufficient critical mass in Partington and Sale West to support existing services. Although this option would increase the population in these areas, it is unlikely to be of a sufficient scale in early phases to justify the provision of new services and therefore, initially this development may put too high a strain on some existing services.</p>

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					In the North there will be a need to provide increased services for the new population and it is likely that these would be developed in the latter stages of the Plan period. It is important to plan services that are as flexible as possible and that take account of demographic change. Land assets should be retained where they could be used in the longer term to provide educational facilities and employment
<b>Critical Friend Score and Comments</b>		-	-	+	
S3. Sustainable Travel Feb 2008	+				The water taxi proposal should be promoted as a travel solution to ensure that sustainable travel is achieved. The Bridgewater Canal should be illustrated on all options. Concentrating homes in the north would be consistent with the TIF bid. There should be more emphasis in the strategy on improving rail and metro stations. The residential development in the south should be located close to employment opportunities to promote sustainable travel. There is a need for a critical mass in Partington and Carrington to facilitate the necessary infrastructure.
S3. Sustainable Travel May 2008		-	0	+	Concentration of homes in the north of the borough would be consistent with the TIF bid and would help to improve existing public transport infrastructure. Opportunities such as water taxis on the Ship Canal should be promoted as a sustainable form of travel. Development in the south should be located close to existing employment opportunities and public transport nodes. There is concern that the level (and phasing) of development in Partington and Carrington will be insufficient to improve the transport infrastructure, particularly in the early plan period, however they would be of a sufficient scale to further exacerbate conditions on the A6144 and thus hinder economic regeneration. Concentrating homes mainly in the North could minimise the quantity of new travel, but may remove any incentive for development of new public transport facilities elsewhere in the borough.
<b>Critical Friend Score and Comments</b> GMPTE		-	-	0	The outcome of the TIF bid is an important consideration and how much of the funding is actually allocated to Trafford. Large scale residential development in Partington is likely to increase pressure on existing roads and given the poor public transport links, this problem is likely to get worse as the bulk of employment opportunities for most commuters will be outside the Partington area.

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					There could be more emphasis on promoting development around Metrolink stops and rail stations to make travel more sustainable It would be advantageous to look beyond the Borough boundaries in terms of transport impact.
<b>Ratification Panel Score and comment</b>		-	0	+	The amount of development in the north of the borough close to public transport should yield planning gains in the long term that should improve some capacity on existing public transport.
S4. Crime Feb 2008	<b>0</b>				To succeed this option would need to have more options for affordable accommodation. Trafford has an issue with crime being carried out by visitors to the Borough.
S4. Crime May 2008		<b>0</b>	0	+	Levels of crime are often affected by other policy decisions. This option is unlikely to bring sufficient improvements to the social and economic well being of Trafford's residents and to the built and natural environment in the early phases of the plan to result in positive outcomes until later in the Plan period.
<b>Critical Friend Score and Comments</b>		<b>0</b>	0	+	.
S5. Poverty and exclusion Feb 2008	<b>0</b>				Currently Trafford does not have enclaves of BME groups and this must continue. Partington and Sale West both have strong identities and these must be maintained.
S5. Poverty and exclusion May 2008		<b>0</b>	+	+	This option is unlikely to bring sufficient improvements to the social and economic well being of Trafford's residents in the early plan period, particularly as a result of the reduced levels of development in Partington and Sale west. It is also possible that the relatively high levels of development proposed in the north of the borough could have negative impacts in the early years of the plan. It is vital that local people, especially in PRA's, feel included in development plans and become part of the community and support local facilities
<b>Critical Friend Score and Comments</b> Housing Corporation		<b>0</b>	-	+	Reduced levels of development in Partington, Sale West etc will not be able to stimulate the economic growth required
S6. Community Cohesion Feb 2008	<b>0</b>				The impact on this objective will depend on getting the timing right of the delivery and ensuring that the right types of units are built.

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S6. Community Cohesion May 2008		0	+	+	This option will be dependant on delivering development at the right time and ensuring that the right types of units are built. It will be important to maintain the strong community identities that exist, for example in Sale West, Partington and Old Trafford. New developments and residents need to be integrated into existing communities as far as is possible.
<b>Critical Friend Score and Comments</b>					
S7. Skills, Knowledge and Education Feb 2008	0				
S7. Skills, Knowledge and Education May 2008		0	0	+	This option is unlikely to result in the need for new schools; instead it would help to maintain the viability of some schools, for example the secondary school in Partington. Therefore, over time, this option will go some way to addressing this objective. It is essential that schools in deprived areas are well resourced and provide excellent educational opportunity if new and existing residents are going to use them. If local schools do not perform then those who are able, will use schools in other areas
<b>Critical Friend Score and Comments</b>					
S8. Health Feb 2008	0				Currently in places such as Partington there are insufficient facilities to serve the population. This option would need to ensure that sports and cultural facilities were incorporated into new development. One option to improve people's health would be to have a local supply of good food. In places such as Partington where there is more land the possibility of allotments should be considered and incorporated into new schemes.
S8. Health May 2008		0	0	+	Currently in places such as Partington there are insufficient facilities to serve the population, this option will go some way to maintaining existing services, but would not justify additional services. For this option to achieve this objective fully sports and cultural facilities will need to be incorporated into new development.

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					The local supply of good quality, healthy food could help to achieve this objective. In places such as Partington, where sufficient land is available, opportunities to produce fresh fruit and vegetables should be maximised, for example allotments could be incorporated into development schemes.
<b>Critical Friend Score and Comments</b> Leisure Trust		<b>0</b>	0	+	There are insufficient facilities in places in many areas other than Partington
S9. Neighbourhood Quality Feb 2008	<b>0</b>				Although overall this option would not have much effect, development in some of these locations could have a positive impact on derelict sites and could reduce fly-tipping.
S9. Neighbourhood Quality May 2008		<b>0</b>	+	+	Development in some of these areas could have a positive impact on derelict sites which are in need of regeneration; however it is unlikely that this would happen from the outset of the Plan period. The visual impact of quality design can go a long way to changing how people feel about their environment, especially if it embraces the locality
<b>Critical Friend Score and Comments</b>					

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<b><u>SPATIAL OPTION 2 –</u></b>	<b>Score</b> ++; +; 0; -; - -	Score ++; +; 0; -; --	Score ++; +; 0; -; --	Score ++; +; 0; -; --	Comments
		<b>S</b>	<b>M</b>	<b>L</b>	
S1. Residential Balance Feb 2008	+				This offers potential to deliver a good balance in terms of numbers and types of dwellings. The numbers of units in Pomona/Wharfside areas should be restricted to reduce the concentration of small apartment style developments over dominating. This option could provide a better balance and meet the needs of the Borough if larger units were developed, even if high density/high-rise. It offers the potential to achieving the required levels of affordable homes and family homes.
S1. Residential Balance May 2008		0	+	++	This option relies less heavily on a few sites in the north of the borough to provide sufficient land for housing. As a result, it provides potential to offer a good balance in terms of numbers and types of dwellings. It offers potential to meet the demand for family homes and affordable housing, however in order to achieve this it may be necessary to limit the number of smaller type units in Pomona and Wharfside, particularly in the early plan periods. This option will reduce the risks associated with concentrating development on a small number of large sites. It is far more likely that we will be able to achieve balanced and sustainable developments that meet a broad range of needs.
<b>Critical Friend Score and Comments</b> Housing Corporation				+	More balanced approach which gives greater opportunity for all parts of borough to see some benefits. Gives greater ability to provide mix and tenure of affordable and market units
<b>Ratification Panel Score and comment</b>		0	+	++	This option offers a range of housing options that meets the need for family housing as identified in the Housing Market Needs Assessment.
S2. Services & Community Facilities Feb 2008	++				This would enable a good split in provision of services. It would facilitate a new road to be built to Carrington, thus reducing much of the isolation. Development in Carrington could also benefit residents in Sale West. To ensure maximum benefits we need to ensure that the development is not developer led. This Option allows scope for control and the time of service provision is critical.

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					There is ample room for expansion at Broadoak school.
S2. Services & Community Facilities May 2008		+	+	++	There is ample room for expansion at Broadoak school and this option offers the most scope to provide improved facilities at this school, given that many services are dependent on a critical mass of population. This Option allows the most scope to control the phasing of service provision to ensure that keeps apace of new development. The level of development proposed at Carrington could also greatly improve facilities for the people of Sale West. This option is likely to enable progressive development of services and allow sufficient time for consultation with local communities. Increased employment opportunities in Carrington and improved road links will assist with the economic development of Partington.
<b>Critical Friend Score and Comments</b>					
S3. Sustainable Travel Feb 2008	0				The provision of the new road to Carrington could help with improving public transport to both Carrington and Partington. This option could affect the capacity of highway infrastructure close to the Trafford Centre. It could result in sufficient funds being generated to finance improvements to the public transport network, including the Metrolink extension to the Trafford Centre. This option could offer more scope for cycle facilities to be provided in areas currently poorly provided for. This option could cause capacity issues on an already over crowded Metrolink system as this has maximum development along the existing corridor, compared to the other options. It might be necessary to delay development in Altrincham, compared to within Partington, to ensure that development does not take place in Altrincham at the expense of the critical mass being achieved in Partington.
S3. Sustainable Travel May 2008		+	+	++	This option proposes the highest level of development in the town centres, in so doing it maximises the delivery of highly sustainable forms of development. Development at these locations would not overload and put undue pressure upon the existing infrastructure. Issue of overcrowding evident on the Metro at peak travel times.

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					<p>This option includes the highest level of development in the west of Trafford Park, thus maximising opportunities for improvements to public transport provision throughout Trafford Park, including (but not exclusively), the extension to the Metrolink through Trafford Park to be explored</p> <p>The provision of a new road to Carrington would help with reducing congestion and improvements to public transport to Carrington and Partington.</p> <p>This option offers most scope for improvements to cycle facilities, particularly along the Bridgewater Canal, given the levels of town centre development in Sale and Stretford.</p>
<p><b>Critical Friend Score and Comments</b> GMPTE</p>					<p>The transport implications of development in Carrington are amongst the most significant of all the options, especially since up to 35% of the Borough's new employment could be located here. Large scale expansion of highway capacity may well be unaffordable, and raises the issue of whether expansion here is really realistic. If a more sustainable solution is to be sought, it needs to be shown that the types of employment provided would be suited to the skills of the local labour force, in order to avoid in-commuting from the wider GM skills base.</p> <p>There could be more emphasis on promoting development around Metrolink stops and rail stations to make travel more sustainable.</p> <p>It would be advantageous to look beyond the Borough boundaries in terms of transport impact</p>
S4. Crime Feb 2008	0				This option may give people the opportunity to move away from criminal pasts.
S4. Crime May 2008		0	+	+	<p>Given that this option provides most scope for socio-economic regeneration in the most deprived parts of the Borough, This option should result in reductions in levels of crime from an earlier point in time.</p> <p>If people live in decent housing with a good environment, in most cases they are likely to value and respect it.</p>
<p><b>Critical Friend Score and Comments</b></p>					
S5. Poverty and exclusion Feb 2008	+				This option may help to reduce levels of deprivation. Introducing people with aspirations should improve the provision of services However we must be careful that it does not result in gentrification of areas and ultimately excluding existing residents. This could result in residents in the north of the Borough being displaced to Sale West.

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					It will be important to ensure that there is good balance of properties and this should improve communities.
S5. Poverty and exclusion May 2008		0	+	++	This option would provide particular benefits for the Council's key Priority Regeneration Areas of Partington, Sale West and Old Trafford. This option therefore offers most scope to reduce levels of deprivation, from earlier in the Plan period, across the borough. Introducing people with aspirations should improve the provision of services; however safeguards must be put in place to ensure that it does not result in gentrification of areas and ultimately excluding existing residents. In order to deliver these positive outcomes, it will be necessary to ensure that a good balance of properties is provided. Residential development should strive to be inclusive and provide a balance of choice for new residents and the existing community.
<b>Critical Friend Score and Comments</b>					
S6. Community Cohesion Feb 2008	+				Over development could ruin Sale West. It will need to be managed/phased carefully. It is important not to displace a problem, the problem must be solved. For this option to achieve the positive score, it will need to include the right level of affordability – 40%. It will need the right services to be integrated into the proposals and people must be consulted as to what the need. An implementation plan will be crucial to achieving the positive benefits from this option.
S6. Community Cohesion May 2008		0	+	++	An implementation plan will be crucial to achieving the positive benefits of this option. Whilst a “critical mass” is required in places such as Partington and Sale West, over development could damage community cohesion. This option offers scope to manage and phase new development effectively and to secure the right type and tenure of housing, including the right level of affordability. It also offers maximum scope to manage and phase new development effectively to ensure the right type and level of services are integrated into the proposals.
<b>Critical Friend Score and Comments</b>					
S7. Skills, Knowledge and Education	0				School provision in Altrincham is already “at capacity”, 600 new residential units will add to this situation. A new primary school would be needed.

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Feb 2008					Cherry Manor School is about to close, however increasing numbers in Sale West could put pressure on remaining schools. Concentrating development in the north would enable schools with capacity to expand. Increasing numbers in Partington would make the existing schools more viable. In the past schools have had to close because of falling numbers. None are at capacity now. This option could allow scope for improved skills provision in Partington at Broadoak. This option could result in swamping schools close to the Trafford Centre, but may not warrant new school provision.
S7. Skills, Knowledge and Education May 2008		0	+	+	Sufficient capacity exists within Partington to cope with the levels of growth; indeed this level of growth would have positive impacts in terms of maintaining provision and providing scope for new services. This option gives most scope for adult education in areas of need such as Partington. This option may result in insufficient growth for new schools however services close to the Trafford Centre, Sale and Altrincham may become overloaded in the short-term. However concentrating more development close to the town centres provides sustainable development close to employment prospects and links to educational facilities could be maximised. There may be limited opportunities to expand school capacity in areas other than Partington.
<b>Critical Friend Score and Comments</b>					
S8. Health Feb 2008	+				This option should involve the development of George H Carnell to provide more facilities. This option would help to sustain services in Partington, e.g. the leisure centre.
S8. Health May 2008		+	+	++	This option would maintain the viability of services in Partington and Sale West and will provide more scope for new services to be provided. Elsewhere in the Borough development would be concentrated where services already exist, and would not be of such a scale to over load them. Instead the levels of development would be such that new facilities could be provided as development grows. Given the level of development proposed in the west of Trafford Park, opportunities should be explored to improve existing facilities in the Urmston area. New allotment sites to serve the new developments could be a priority wherever possible.

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<b>Critical Friend Score and Comments</b> Leisure Trust		+	+	++	Leisure Centre development could equally or instead say Urmston Leisure Centre
S9. Neighbourhood Quality Feb 2008	<b>0</b>				This option would need more improvements to infrastructure. The negative impact of congestion in Partington could be reduced by the provision of the new road in this option.
S9. Neighbourhood Quality May 2008		+	+	++	This option offers the opportunity to spread development more evenly across the borough with scope to improve infrastructure. Over time this option provides most scope to improve neighbourhood quality, particularly given the more modest levels of development in Old Trafford and Gorse Hill.
<b>Critical Friend Score and Comments</b>					

<b><u>SPATIAL OPTION 3 –</u></b>	<b>Score ++; +; 0; -; --</b>	<b>Score ++; +; 0; -; -- <b>S</b></b>	<b>Score ++; +; 0; -; -- <b>M</b></b>	<b>Score ++; +; 0; -; -- <b>L</b></b>	<b>Comments</b>
S1. Residential Balance Feb 2008	--				This option places too much emphasis on the north of the Borough. 2,200 units in Old Trafford area is too great. There would be limited scope to offer family homes at this scale of density.
S1. Residential Balance May 2008		-	--	--	This option proposes very high density development in the north of the borough. This will limit the ability to meet the housing needs of families. It will also limit the ability to meet the demand for affordable housing. The Housing Market Assessment clearly identifies the need to provide more affordable housing that meets the needs of Trafford residents. Concentrating large scale, high density development in a small number of specific locations is a risky strategy that may prove to be unsustainable on a number of levels
<b>Critical Friend Score and Comments</b> Housing Corporation		<b>( 0 )</b>	<b>( - )</b>	--	With such high density in the north is it possible to avoid providing large amounts of flats and apartments. Family accommodation is needed and large proportions of flats and apartments concentrated in one area is not sustainable in the longer term

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S2. Services & Community Facilities Feb 2008	--				<p>This option would not result in the necessary critical mass being established in Partington and Carrington. This would impact on provision of health and education facilities.</p> <p>There is too much emphasis on the same kind of thing in the north.</p> <p>This would require a new school in the Trafford Park/Trafford Centre vicinity.</p> <p>This option could have a positive impact in terms of helping to justify the provision of facilities in Trafford Park, such as health care provision.</p>
S2. Services & Community Facilities May 2008		0	-	--	<p>Not only will this option create an insufficient critical mass in Partington and Sale West to support new facilities, it is unlikely to provide sufficient population to maintain a number of key existing services.</p> <p>This option will overload services in the north of the borough, especially in the initial Plan periods.</p> <p>This option is likely to require new schools to be provided in the north of the borough.</p>
<b>Critical Friend Score and Comments</b>					.
S3. Sustainable Travel Feb 2008	+				<p>This option is broadly similar to the other two in transport terms, although it might result in less people needing to travel to work as the majority of homes will be close to the regional centre.</p>
S3. Sustainable Travel May 2008		0	-	--	<p>Although this option may result in less need to travel to work for new residents, as the majority of new homes would be close to the regional centre, it will have less of a positive impact on creating sustainable travel opportunities to key employment locations such as Trafford Park and Carrington from more deprived neighbourhoods.</p> <p>There is also less emphasis on development close to existing transportation nodes, creating less sustainable development in the long term.</p>
<b>Critical Friend Score and Comments</b> GMPTE		0	0	--	<p>There could be more emphasis on promoting development around Metrolink stops and rail stations to make travel more sustainable</p> <p>It would be advantageous to look beyond the Borough boundaries in terms of transport impact.</p>

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S4. Crime Feb 2008	0				No comments
S4. Crime May 2008		0	-	-	Concentrating a high number of people within the north of the borough could lead to increased crime and fear of crime, particularly in relation to the built environment and the density of development. High density development needs to be very carefully designed to take account of potential crime. Unless there is a high level of investment in facilities, shops, etc people are likely to feel isolated and developing a sustainable community will be difficult.
<b>Critical Friend Score and Comments</b>					
S5. Poverty and exclusion Feb 2008	-				This could result in existing communities being swamped and therefore services would be stretched too thinly.
S5. Poverty and exclusion May 2008		0	-	-	This option focuses towards the Old Trafford and Gorse Hill Priority Regeneration Areas, instead of more evenly across all of the Council's Priority Regeneration Areas. The result is likely to be that existing communities will be swamped and services will be stretched too thinly. Over time, there will be insufficient benefits in two key regeneration areas – Partington and Sale West to have a positive impact on this objective. Local communities are likely to feel alienated
<b>Critical Friend Score and Comments</b> Housing Corporation					Insufficient development in sale west and partington to stimulate economic growth. But positive for Trafford park area
S6. Community Cohesion Feb 2008	-				This option could overwhelm the communities in the north, particularly Old Trafford and this could have a negative impact on community cohesion.
S6. Community Cohesion May 2008		0	-	-	This option could overwhelm communities in the north, particularly in Old Trafford and this could have a negative impact on community cohesion.

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<b>Critical Friend Score and Comments</b>					
S7. Skills, Knowledge and Education Feb 2008	0				This option would put a lot of pressure for schools etc in the north east of the Borough. Although there is some capacity in some schools, the quantities involved could result in needing new schools, or swamping existing ones.
S7. Skills, Knowledge and Education May 2008		0	0	-	This option will have the least impact on improving the skills base in Partington and Sale West. It will not provide the improved access to jobs and training required from these areas. It also has the potential to swamp facilities in the north east of the borough.
<b>Critical Friend Score and Comments</b>					
S8. Health Feb 2008	0				The Waterside Arts Centre is doing well. This option may give scope to provide a similar facility in the north of the Borough, particularly around Stretford. This option may have an impact on the health provision in the north of the Borough, particularly in Old Trafford. New facilities would need to be provided.
S8. Health May 2008		+	0	-	This option could potentially have a detrimental impact in Old Trafford where existing services could be swamped and will provide the least amount of scope to improve facilities in areas poorly served at present. It is unlikely that sufficient land would be available in the north of the borough to provide sufficient services to cope with the growth.
<b>Critical Friend Score and Comments</b>					
S9. Neighbourhood Quality Feb 2008	0				There would be little change from the other options.
S9. Neighbourhood Quality May 2008		0	-	-	There could potentially be a detrimental impact on the street scene in Old Trafford as a result of very dense development. It is unlikely that sufficient levels of development would take place in Partington and Sale West to result in sufficient planning obligation monies being made available to improve neighbourhood quality in these areas.
<b>Critical Friend Score and Comments</b> Housing Corporation					Too little development in some areas to gain significant planning gains, and concern regarding densities in other areas

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### Environment Panel Comments

<b><u>SPATIAL OPTION 1 – SO1</u></b>	<b>Score</b> ++; +; 0; -; - -	<b>Score</b> ++; +; 0; -; --	<b>Score</b> ++; +; 0; -; --	<b>Score</b> ++; +; 0; -; --	<b>Comments</b>
		<b>S</b>	<b>M</b>	<b>L</b>	
E1 Traffic Pollution and congestion Feb 2008	<b>0</b>				Development in the existing AQMA but levels not high enough to cause problems.
E1 Traffic Pollution and congestion May 2008		-	-	--	A6144 is already at capacity at peak times and this option will only serve to exacerbate this condition, as it will not provide sufficient development to finance a new road to Carrington. Large amounts of development at Woodfield Road could have a detrimental impact on the A56 if they are not managed effectively. Development along the A56 must be at town centre nodes and close to sustainable modes of transport.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Potentially the worst of options – it will be difficult and expensive to ensure that all development hot spots are properly served by public transport and therefore traffic may increase.
<b>Ratification Panel Score and comment</b>		-	-	-	Mitigation measures to ensure development provides adequate infrastructure is essential
E2 Biodiversity and natural environment Feb 2008	<b>0</b>				A more neutral effect as development impact spread over wider area but fewer opportunities for planning gain. Development is only moderate in areas of high biodiversity value.
E2 Biodiversity and natural environment May 2008		0	0	+	There is a lack of existing open space in Old Trafford therefore the levels of development proposed here could have a detrimental impact. The levels of development proposed in Partington and Sale West will result in fewer opportunities to raise monies through planning obligations Any negative impact; could be mitigated if new homes have large gardens, allotments or attendant greenspace such as new parks etc.

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<b>Critical Friend Score and Comments</b> GMEU		0	+	+	'Compact' area development spatial options have the advantage of safeguarding some of the important biodiversity assets in the wider landscape, but there is a danger of eroding important semi-natural spaces close to areas where people live and work. Pro-active policies & plans in the LDF should ensure that developments across a wider area are well planned with biodiversity resources properly considered, therefore a positive medium and long-term impact
E3 Climate change and Energy Feb 2008	--				Increased potential of commuting with spread of development across the borough.
E3 Climate change and Energy May 2008		0	-	-	This option spreads development more evenly across the borough, but would not provide sufficient levels of development within Partington to improve transport infrastructure sufficiently to improve public transportation. It could therefore increase the level of commuting in private cars. Similarly less development is proposed in the west of Trafford Park, therefore there will be less scope to improve non private car modes of transportation through the Park. There would be sufficiently large scale development taking place in the north east of the borough to promote energy efficient developments. . Negative impact could be mitigated by district heating and power.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Increased potential for commuting makes this the least satisfactory option
E4 Climate change and flooding Feb 2008	-				Potentially more development in or adjacent to floodplain areas. SFRA will give information on exact effects.
E4 Climate change and flooding May 2008		0	0	-	Concentrating most development in a relatively small area in the north east of the borough could have impacts on surface run-off in the long term. There is potentially more development in or adjacent to floodplain areas.
<b>Critical Friend Score and Comments</b> GMEU		+	+	+	Some risk of increased surface water run-off in areas of concentrated development. Important to ensure that flood mitigation measures (e.g. porous surfaces) are made a requirement of development in development priority areas. Safeguarding of Greenspace areas conserves flood water attenuation areas

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<b>Ratification Panel Score and comment</b>		<b>0</b>	<b>0</b>	<b>-</b>	In long term high levels of development in the north close to flood plains could have a negative effect. Mitigation to minimise these effects and safeguarding of Greenspace will be needed.
E5 Waste management Feb 2008	-				See general comments
E5 Waste management May 2008		-	-	-	Increased levels of development will mean more waste and will therefore result in a negative effect. In order to minimise the negative impact on this objective households should be encouraged/ enabled to recycle. This will need to be incorporated at the design stage.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Since all options will facilitate development there is potential for all options to lead to increased waste generation; important to manage this through policies, plans and other regulatory mechanisms
E6 Conserving natural resources Feb 2008	+				High number of derelict sites in Trafford Park that could be improved with development in this area.
E6 Conserving natural resources May 2008		0	0	0	This option would enable a high number of derelict sites in Trafford Park to be improved however; it would promote less in Carrington. In addition it is doubtful that this option provides sufficient levels of development in areas of greatest need to secure planning obligations to protect existing resources.
<b>Critical Friend Score and Comments</b> GMEU		0	+	+	Existing greenspace areas and biodiversity assets are protected in this option, but there will be pressure on natural resources in development priority areas
<b>Ratification Panel Score and comment</b>		0	0	0	Positive effects on reducing derelict land in the north balanced by negative effects of inability of option to tackle derelict land in other areas of the borough e.g. Carrington
E7 Water quality Feb 2008	<b>0</b>				Development around Ship Canal e.g. Pomona and Victoria Warehouse could improve the water quality

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E7 Water quality May 2008	-	-	-	Much of the development proposed is adjacent to canals. Whilst new development adjacent to the Ship Canal e.g. Pomona and Victoria Warehouse could lead to improvements in the water quality, through planning obligations and the introduction of environmentally friendly processes, the scale of development over the long term may be such that sun light will be restricted from the canals, thus affecting water quality. Mitigation measures may need to be introduced to reduce this risk.
<b>Critical Friend Score and Comments</b> GMEU	0	0	0	Likely to be neutral; Core Strategy policies and existing regulatory systems likely to be more influential on water quality than spatial priorities
Red Rose Forest	-			negative effects especially from run-off would need careful application of Green Infrastructure/SUDS planning
<b>Ratification Panel Score and comment</b>	0	0	0	Positive effects of development adjacent to water often result in improved water quality. However this is offset by possible effects of runoff from high levels of development around the main waterways in the borough.
E8 Air quality Feb 2008	0			Increased development will not significantly affect air quality
E8 Air quality May 2008	-	-	--	The proposed levels of new development along the A56 will not significantly affect air quality. However there is concern that the levels of development proposed in Carrington and Partington will not be sufficient to fund necessary improvements and will instead exacerbate problems. Over time there is concern that there will be too much development in the north east of the borough and Trafford Park which currently suffer from poor air quality.
<b>Critical Friend Score and Comments</b> GMEU	0	0	0	Likely to be neutral; Core Strategy policies and existing regulatory systems likely to be more influential on air quality than spatial priorities
<b>Ratification Panel Score and comment</b>	-	-	-	Congestion likely to increase in some areas however this will depend on how many people change from car use to public transport.

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E9 Landscapes and townscapes Feb 2008	+				The more limited development spread out in this option may not deliver the public realm and cultural facilities that are needed. With little development in Sale and Stretford this is an area in particular need of cultural facilities. The A56 is also in need of environmental improvement.
E9 Landscapes and townscapes May 2008		0	0	-	The more limited development spread out in this option may not deliver the public realm and cultural facilities that are needed in Partington and Sale West. Similarly, the more modest levels of development in Sale and Stretford will provide less scope for improvements to cultural facilities.
<b>Critical Friend Score and Comments</b> GMEU		0	+	+	Facilitating new development in areas where most people live and work presents more opportunities to enhance landscapes and townscapes in these areas on the back of well-planned and designed developments. However there is a danger of excluding some.
<b>Ratification Panel Score and comment</b>		0	+	+	Scale of development in the north should provide planning gain to enhance these areas and protect assets in the south.

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<b><u>SPATIAL OPTION 2 – SO2</u></b>	<b>Score</b> ++; +; 0; -; --	<b>Comments</b>			
		<b>S</b>	<b>M</b>	<b>L</b>	
E1 Traffic Pollution and congestion Feb 2008	<b>0</b>				Although new road will increase travel by road there will be insignificant affects on pollution. Development in Altrincham will enable more public transport use so alleviating congestion. Trafford Centre is within AQMA new residents will need access to local facilities and public transport to ensure there are not an increase in congestion as a result of increased car travel.
E1 Traffic Pollution and congestion May 2008		-	0	+	This option offers more opportunity to tackle congestion issues in Partington and Carrington There would be a potentially detrimental impact on the A56 as a result of high density development in Sale West. However this could be alleviated if sufficient public transport improvements were secured. The greater concentration of development in the town centres means that more development will have access to non car modes of transport. This option proposes a large amount of development in the north of Trafford, including around the Trafford Centre, which is within an Air Quality Management Area. Therefore these new developments will need to incorporate all the necessary local facilities and improvements to public transport to ensure that there is not an increase in congestion. This option offers the most opportunity for development of public transport, but is still likely to increase congestion in some parts of the borough.
<b>Critical Friend Score and Comments</b> GMEU		0	0	+	Some potential for increased traffic congestion through dispersed development, but possibly less commuting; enhancement to public transport will help
E2 Biodiversity and natural environment Feb 2008	- -				Carrington Mosslands potentially under threat with this option. Loss of Green-space detrimental. Would need careful consideration of development boundaries to minimise effects. Potential for mosslands to be

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					new recreation resource but unclear if this is possible with the high amount of proposed development. Investment in the area could enhance the resource and make it more assessable.
E2 Biodiversity and natural environment May 2008		-	0	+	The new road proposed as part of this option would cut through Green Belt land and should therefore be linked to improvements to Carrington Moss to minimise its impact and maximise the benefits to the natural environment. Given that this option uses the most greenfield land and that loss of Green-space could be detrimental, it will be necessary to ensure that planning obligation monies are used to enhance the natural resources and make the open/green spaces more accessible and of a higher quality. Overall negative impact; could be mitigated if new homes have large gardens, allotments or attendant greenspace such as new parks etc
<b>Critical Friend Score and Comments</b> GMEU		0	+	+	It will be necessary with this option to ensure through policies and plans that development is well-planned and takes full account of green infrastructure. As long as aspirations for GI retention and enhancement are met then results should be positive in the medium to long term
Red Rose Forest	-				Impacts on mosslands could be very significant – already heavily affected by development
E3 Climate change and Energy Feb 2008	--				Potentially more commuting and therefore more energy use in some areas Partington etc. However if housing and economic development in Town centres this creates more sustainable communities. New road may increase carbon emissions.
E3 Climate change and Energy May 2008		-	0	-	This option concentrates development more evenly across the regeneration areas in the borough, and potentially could result in more commuting. However, it should provide sufficient levels of development within Partington and Carrington to improve transport infrastructure sufficiently to improve public transportation. Over time, It should, therefore, reduce the level of commuting in private cars. Similarly more development is proposed in the west of Trafford Park, providing more scope to improve non private car modes of transportation through the Park. There would be more developments of a sufficiently large scale across the borough to promote energy efficient developments. In particular this option would offer opportunities for this type of development in Partington, Altrincham, close to the Trafford Centre and in Old Trafford. This option also sees the highest concentration of development within the

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					town centres which are sustainable locations, therefore over time there should be improvements to travel habits.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	There is some merit in concentrating development in core areas to maximise energy efficiency benefits from more central generation of energy and through more efficient use of land space (several businesses in one building rather than several buildings). This option is therefore considered to have a negative impact
E4 Climate change and flooding Feb 2008	-				Potentially more development in or adjacent to floodplain areas. SFRA will give information on exact effects.
E4 Climate change and flooding May 2008		0	0	-	Although this option spreads development more evenly across the borough there is potentially more development in or adjacent to floodplain areas, particularly along the Ship Canal. The results of the SFRA will give more information. The proposed development in the north east of the borough will be less dense; therefore it is likely to have less of an impact on surface run-off in the long term. There is potentially more development in or adjacent to floodplain areas.
<b>Critical Friend Score and Comments</b>		-	-	-	Potential more development in areas at risk from flooding
Red Rose Forest	-				More even spread requires wider application of Green Infrastructure planning
E5 Waste management Feb 2008	-				See general comments
E5 Waste management May 2008		-	-	-	Increased levels of development will mean more waste and will therefore result in a negative effect. In order to minimise the negative impact on this objective households should be encouraged/ enabled to recycle. This will need to be incorporated at the design stage.

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<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Since all options will facilitate development there is potential for all options to lead to increased waste generation; important to manage this through policies, plans and other regulatory mechanisms
E6 Conserving natural resources Feb 2008	+				More sites across the Borough would be able to be treated. Care must be taken to preserve valuable habitat on brown-field land in some areas, possibly parts of Carrington.
E6 Conserving natural resources May 2008		0	0	+	This option would result in most development on Greenfield land. However, this option offers more potential for more contaminated sites to be improved, particularly in Carrington. This would result in more natural resources being conserved over time. This option offers the potential to maximise planning obligations through development in locations such as Carrington.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Potentially more pressure on natural resources (existing areas of greenspace)
<b>Ratification Panel Score and comment</b>		+	0	-	Positive effects in short term as priority sites are derelict brownfield but potential for negative effects in the long term as greenfield land developed.
E7 Water quality Feb 2008	0				Development around Ship Canal e.g. Pomona and Victoria Warehouse and Partington could improve the water quality. However increased level of development in Carrington and Partington could increase run off to the Mersey. Care would be needed to minimise this as it could affect Salmon.
E7 Water quality May 2008		--	--	--	This option would have the most impact around Woodfield Road and the Bridgewater Canal which could impact on the water quality of the canal. This option represents a high proportion of development around canal side areas which would require mitigation measures in order to overcome potential negative impacts, particularly in relation to loss of sunlight on the canals. Whilst opportunities will exist to improve the water quality through developments along the Ship Canal, the increased levels of development at Partington and Carrington could increase run off to the Mersey and this

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					could have a negative impact on fish, particularly salmon.
<b>Critical Friend Score and Comments</b> GMEU		0	0	0	Likely to be neutral; Core Strategy policies and existing regulatory systems likely to be more influential on water quality than spatial priorities. The negative effects of development are often offset by the desire to improve water quality to enhance the visual amenity of the waterside developments.
<b>Ratification Panel Score and comment</b>		0	0	0	The negative effects are offset by the positive effects
E8 Air quality Feb 2008	<b>0</b>				Development in Carrington / Partington will have little impact on air quality as this is good in this area.
E8 Air quality May 2008		-	0	0	The proposed levels of new development along the A56 will not significantly affect air quality, particularly as development is concentrated at the town centres. This option offers the greatest scope to improve air quality in Partington and Carrington, through the provision of a new road, thus providing relief for the congested A6144. The levels of development in the north east of the borough are more acceptable in an Air Quality Management Area, however the increased levels close to the Trafford Centre will need to be carefully managed to ensure that they don't exacerbate existing air quality problems. Relief in one part of the borough will be offset by increased pollution in the rest.
<b>Critical Friend Score and Comments</b> GMEU		0	0	0	Potential for decreased air quality in core development areas, but overall impacts are likely to be neutral; Core Strategy policies and existing regulatory systems likely to be more influential on water quality than spatial priorities
E9 Landscapes and townscapes Feb 2008	<b>+</b>				Partington would benefit from increased investment available to fund historic character assessment and provision of cultural facilities. Townscapes would benefit from more people using cultural facilities. Care needed to ensure adequate protection of historic landscapes e.g. the

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					<p>mosslands in Carrington. A need for better cultural facilities in Sale and Stretford could be partly realised by this option.</p>
E9 Landscapes and townscapes May 2008		0	0	+	<p>The high levels of development proposed in the south of the area could, over time, have a negative impact on Altrincham Town Centre Conservation Areas and historic buildings. It could also result in more development pressure being exerted on large plots in the south of the borough, particularly in Hale and Bowdon. These areas would need to be protected through Development Management policies to ensure that this doesn't happen.</p> <p>This proposal sees the most pressure on Greenfield sites, however it could also realise the most planning obligations monies as a result and this should be used to improve the borough's poorer quality townscapes, particularly in locations such as Partington and Sale West.</p> <p>Improvements to town centre facilities are most likely under this option, as the level of new development in town centres is greatest under this option.</p>
<b>Critical Friend Score and Comments</b> GMEU		0	0	0	<p>Potential both ways; townscapes could be enhanced by development but there is also a risk of erosion of local character. Development needs to be controlled through appropriate application of policy</p>
<b>Ratification Panel Score and comment</b>		0	0	+	<p>In the long term planning gain should provide funding to make enhancements. Controls will be important to protect assets that may come under pressure in the south e.g. Altrincham.</p>

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<b><u>SPATIAL OPTION 3 – SO3</u></b>	<b>Score ++; +; 0; - ; --</b>	<b>Score ++; +; 0; -; -- <b>S</b></b>	<b>Score ++; +; 0; -; -- <b>M</b></b>	<b>Score ++; +; 0; -; -- <b>L</b></b>	<b>Comments</b>
E1 Traffic Pollution and congestion Feb 2008	<b>0</b>				Option with potentially the least increase in travel movement. Most development in inner area could lead to most public transport investment and less use of the car.
E1 Traffic Pollution and congestion May 2008		-	-	--	Although this option could result in the least increase in travel movement because the majority of growth is directed within, or close to, the regional centre, this area already suffers from poor air quality issue and over time this option will exacerbate this. This option will not improve conditions on the A6144, therefore over time this route will get worse as new development is proposed here.
<b>Critical Friend Score and Comments GMEU</b>		-	-	-	Could potentially lead to more commuting and greater pollution in the 'urban core'; investment in public transport will be needed to mitigate this risk
<b>Ratification Panel Score and comment</b>		-	-	-	Agree with above comments.
E2 Biodiversity and natural environment Feb 2008	-				Development on brown-field away from sensitive areas. However dense development proposed would give little opportunity for creating new Green-space in an already deficient area in Old Trafford.
E2 Biodiversity and natural environment May 2008		-	-	-	This option would result in over development in Old Trafford and Gorse Hill. Although this option minimises the take up of Greenfield land it offers the least scope for improving the quality of the natural environment in places such as Partington, Sale West and Carrington.
<b>Critical Friend Score and Comments GMEU</b>		0	0	0	'Compact city' development spatial options have the advantage of safeguarding some of the important existing biodiversity assets in the wider landscape, but there is a danger of eroding important semi-natural spaces close to areas where people live and work. If habitat

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					enhancements are to rely on planning gain then there will be few opportunities to enhance the wider landscape. This option is therefore classified as neutral.
Red Rose Forest	+				Is protection from development not more important than small improvements in management input
<b>Ratification Panel Score and comment</b>		0	0	-	Unbalanced development would give little opportunity to provide open space in the north of the borough. In the long term the quality of existing open space and biodiversity in the north may deteriorate. Areas in the south would be protected but are not likely to be enhanced.
E3 Climate change and Energy Feb 2008	-				Option with the most potential for district heating scheme with dense development. Option with least travel movement and hence least energy use.
E3 Climate change and Energy May 2008		0	-	-	This option concentrates development within the north east of the borough and therefore could offer sufficient economies of scale to incorporate environmentally friendly design into construction in this location, but it is less likely that this type of development would appear elsewhere. Over time the lack of transport infrastructure improvements in the south of the borough and through Trafford Park will lead to more people relying on the private motor car. District heating schemes could mitigate energy impact but still an overall negative impact.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Concentrating development in this way runs a risk of leading to increased commuting, but there will be benefits in terms of economies of scale (several businesses in one building rather than several buildings for example)
Red Rose Forest	+				<b>Economies of scale arguments are more compelling</b>
E4 Climate change and flooding Feb 2008	--				Development not in traditional floodplain areas but no information from the SFRA on canals. However risk of flooding from storm runoff due to

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					intensity of development. Mitigation measure for water minimisation and design of more porous surfaces etc. will be important.
E4 Climate change and flooding May 2008		0	-	-	The north east of the borough is not traditionally a flood risk areas but the final results from the SFRA is still awaited, and this may identify flood risk issues in relation to canals. This option proposes the densest development in the north east of the borough and over time, this could increase the risk of flooding from storm runoff. Mitigation measures for water minimisation and design of more porous surfaces etc. will be important if this risk is to be minimised.
<b>Critical Friend Score and Comments</b> GMEU		0	-	-	Re-iterate comments above re risk of flooding from storm water runoff due to intensity of development. Mitigation measure for water minimisation and design of more porous surfaces etc. will be important.
E5 Waste management Feb 2008	-				More intense development in Old Trafford which already has problems with recycling
E5 Waste management May 2008		-	-	-	Increased levels of development will mean more waste and will therefore result in a negative effect. In order to minimise the negative impact on this objective households should be encouraged/ enabled to recycle. This will need to be incorporated at the design stage. It is possible that the more dense developments in the north east will have less capacity for on site recycling points.
<b>Critical Friend Score and Comments</b> GMEU		-	-	-	Since all options will facilitate development there is potential for all options to lead to increased waste generation; important to manage this through policies, plans and other regulatory mechanisms
Red Rose Forest					Economies of scale could enable more intense minimisation/recycling activity in core area

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E6 Conserving natural resources Feb 2008	+				Less potential to treat derelict/ contaminated sites in the south of the Borough
E6 Conserving natural resources May 2008		+	+	+	Trafford Park is one of the most contaminated areas and this option proposes the highest levels of development in the core industrial area, therefore this option would provide positive benefits in Trafford Park. This option would maximise the use of brownfield land within Old Trafford. This option offers the most potential to protect and manage sites in Carrington because the level of development is reduced, but there would be less potential to improve and enhance these sites.
<b>Critical Friend Score and Comments</b> GMEU		+	+	+	This option will likely be best for conserving existing natural resources, since existing assets are less likely to be affected
E7 Water quality Feb 2008	0				Development around Ship Canal e.g. Pomona and Victoria Warehouse could improve the water quality
E7 Water quality May 2008		-	-	-	This option minimises development along both the Bridgewater and Ship Canals, therefore there is likely to be the least amount of sunlight loss in this option. Mitigation measures would need to be put in place to ensure that development around canal side areas would not adversely impact on water quality.
<b>Critical Friend Score and Comments</b> GMEU		0	0	0	Likely to be neutral; Core Strategy policies and existing regulatory systems likely to be more influential on water quality than spatial priorities
<b>Ratification Panel Score and comment</b>		0	0	0	
E8 Air quality Feb 2008	0				Little impact on air quality. The high concentration of development would be offset by the increased use of public transport.
E8 Air quality May 2008		-	-	--	The proposed levels of new development along the A56 will not significantly affect air quality. However there is concern that the levels of

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					development proposed in Carrington and Partington will not be sufficient to fund necessary improvements and will instead exacerbate problems with air quality. Over time there is concern that there will be too much development in the north east of the borough and Trafford Park which currently suffer from poor air quality.
<b>Critical Friend Score and Comments</b> GMEU		0	0	0	This option could possible lead to increased air pollution in the urban core, but overall the impact is likely to be neutral since Core Strategy policies and existing regulatory systems likely to be more influential on air quality than spatial priorities
<b>Ratification Panel Score and comment</b>		-	-	-	Less potential for increased numbers on the A56 coming from the south to the north. Potential for heavy congestion in the north ( already an area of poor air quality) and on the A6144
E9 Landscapes and townscapes Feb 2008	+				High level of development in north could see need to protect historic buildings here but increased level of investment could provide funding to enhance historic features and parks in the area.
E9 Landscapes and townscapes May 2008		0	0	-	Over time, this option could have an adverse impact on the industrial heritage in the north of the borough. This option will not provide sufficient development within areas in need of improvement such as Partington and Sale West, therefore improvements to townscapes will not materialise. Over time, this option provides the greatest opportunity to protect the character of the south of the borough.
<b>Critical Friend Score and Comments</b> GMEU		0	-	-	This option may lead to an erosion of landscape and townscape character in urban core whilst failing to enable enhancement of character in outlying settlements

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**Economic Panel**

<b><u>SPATIAL OPTION 1 – SO1</u></b>	<b>Score ++; +; 0; -; --</b>	<b>Comments</b>			
		<b>S</b>	<b>M</b>	<b>L</b>	
EC1. Economic Growth Feb 2008	<b>0 / +</b>				
EC1. Economic Growth May 2008		0	0	-	This option provides scope for economic growth in Trafford Park, but over time there will be insufficient focus on development in Carrington to promote the economic regeneration of that area. This option would not provide the right conditions for economic growth within Carrington, particularly in relation to transportation.
<b>Critical Friend Score and Comments</b> Manchester Chamber		0	0	-	Potential to miss out on opportunities in key, upcoming area of the borough
Housing Corporation					Insufficient focus on priority regeneration areas
EC2. Economic disparities Feb 2008	<b>0</b>				Not enough focus on tackling deprivation in Partington / Carrington and other areas.
EC2. Economic disparities May 2008		<b>0</b>	<b>0</b>	-	Within this option there is insufficient growth proposed in key regeneration areas such as Carrington, Partington and Sale west. As a result, over time, there will be less impact on reducing economic disparities.
<b>Critical Friend Score and Comments</b> Manchester Chamber		<b>0</b>	<b>0</b>	-	This option has Insufficient focus on priority regeneration areas

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EC3 Tourism and Image Feb 2008	-				Less focus on the key areas i.e. The Quays.
EC3 Tourism and Image May 2008		-	0	+	Because development is spread more evenly across the borough, this option has less focus on developments close to the Regional Centre, around The Quays. Therefore positive impacts on tourism and image will take longer to materialise.
<b>Critical Friend Score and Comments</b> Manchester Chamber					Need to be more strategic in approach and recognise the key areas to act as a draw to other parts of the borough.
EC4 Town Centres Feb 2008	--				Too little emphasis on town centres; Might cause decline; Very limited development;
EC4 Town Centres May 2008		0	+	+	The moderate levels of development in Sale and Stretford town centres will help to maintain and enhance their roles. Altrincham's role as a sub-regional centre will be important in ensuring that it will be able to compete effectively with similar towns in the sub-region. The moderate levels of development in Partington will hinder its development as a thriving local centre to serve its community.
<b>Critical Friend Score and Comments</b>					Partington development is key to acceptance of the options and must be integral to activity.
EC5. Economic Responsibility Feb 2008	0				Right blend of residential / employment uses in area; Greater use of Manchester Ship Canal for freight; E.g. Tesco and M&S have used it; Need churn of brown-field land for new uses
EC5. Economic Responsibility May 2008		0	0	0	There will need to be the right blend of residential / employment uses in an area; This option should look to increase the use of the Manchester Ship Canal for freight; This option provides moderate opportunity to re-use brown-field land for new

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					uses. The focus of moderate development in Sale and Stretford will provide scope for increasing the number of fair trade towns in the borough.
<b>Critical Friend Score and Comments</b> Manchester Chamber					Has to allow and be seen to allow economic development but not at any price

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<b><u>SPATIAL OPTION 2 – SO2</u></b>	<b>Score</b> ++; +; 0; -; --	<b>Score</b> ++; +; 0; -; -- <b>S</b>	<b>Score</b> ++; +; 0; -; -- <b>M</b>	<b>Score</b> ++; +; 0; -; -- <b>L</b>	<b>Comments</b>
EC1. Economic Growth Feb 2008	++				More effective in terms of capacity; Relates well to opportunities on existing sites; Focusing on Trafford Park / Partington / Carrington would improve the connectivity along the Ship Canal Corridor; Will enable growth in Sectors J & K (Financial and business) to be accommodated; Could also provide accommodation for more traditional industries – churn will mean firms will move to Carrington; Open up Partington / Carrington as an economic growth point for mixed-use development; Raise position of Altrincham; Congestion charging could lead to more growth outside the potential charging zone – makes Partington / Carrington a more attractive location.
EC1. Economic Growth May 2008		+	+	++	This option focuses development within the Ship Canal Corridor and will improve connectivity through this corridor. This option will meet the needs of both new and old industries more effectively. This option seeks to provide a better balance of new residential accommodation close to economic growth points. This option provides most scope for improving transportation throughout the borough and therefore helping to create the right conditions for economic growth.
<b>Critical Friend Score and Comments</b> Manchester Chamber	++				Best fit of all options across all key geographical areas and sectors.
EC2. Economic disparities	++				Areas of deprivation are adjacent to the growth areas; More growth to focus redevelopment and regeneration;

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Feb 2008					Development will not necessarily help the problems; Tackling worklessness should be focused on Old Trafford / Partington / Carrington / Sale West; Reduction of barriers crucial; Can problems of Sale West be addressed by this option? Need to provide employment within this area. Also need to ensure you get people into employment – retraining is crucial; Health as a barrier to reemployment is a big factor in some areas; Public transport infrastructure improvements needed in Sale West – improve quality of environment, access to services – high quality employment development is not likely to happen.
EC2. Economic disparities May 2008		+	+	++	This option focuses development in areas of deprivation and close to areas of deprivation. This option provides most scope to reduce worklessness because new residential growth is well linked to areas of economic growth and this option offers most scope for transportation improvements. This option offers scope to improve the environment in many of the borough's areas of deprivation and therefore to make these areas more attractive to new development.
<b>Critical Friend Score and Comments</b> Manchester Chamber				+	Best option regarding economic development and regeneration as gives most possibility of working to reduce worklessness priority regeneration areas across the borough
Housing Corporation				+	Best option regarding economic development and regeneration as gives most possibility of working to reduce worklessness priority regeneration areas across the borough
<b>Ratification Panel Score and comment</b>		+	+	++	
EC3 Tourism and Image Feb 2008	<b>+ But ++ if more focus on</b>				Probably covers more key areas- including the cluster around the Trafford Centre Rectangle; Need to focus regeneration in Stretford – gateway to Borough from the M60; Linkages all in one cluster + A56 corridor;

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	<b>A56 around Sale / Stretford</b>				Intersection of M60 with A56 is vital; Most flexible option;
EC3 Tourism and Image May 2008		0	+	+	This option focuses development in the town centres, particularly Altrincham, Sale and Stretford. This option promotes more development close to the tourist destination of the Trafford Centre. Whilst there is less development focussed within and close to the Regional Centre, it will still be of such a level that it will promote Trafford as destination.
<b>Critical Friend Score and Comments</b> Manchester Chamber	<b>0</b>				Best option available but important that whilst Trafford is recognised as a stand alone destination there has to be connectivity/feed in from Regional centre
EC4 Town Centres Feb 2008	<b>+</b>				Doesn't maximise benefits to all town centres (particularly Stretford and Sale); Role of Urmston – train service crucial – no office provision but is there a market? High demand for sectors J & K in Altrincham town centre spills out into Timperley and Hale – right environment; Need to take account of concentrations of small businesses in Timperley injective GVA into economy; Woodfield Road development should be mixed use – residential development should not be at the expense of small businesses; High densities needed in town centres; Whole A56 corridor should benefit.
EC4 Town Centres May 2008		+	+	++	This option sees the maximum growth for the town centres of Altrincham, Sale and Stretford, which have the most capacity. Although high growth is not proposed in Urmston the levels of development will enable the town centre to consolidate its offer. It will be vital that residential development is not promoted at the expense of small businesses, this is particularly crucial in the south of the borough.

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<b>Critical Friend Score and Comments</b> Manchester Chamber	++				
EC5. Economic Responsibility Feb 2008	+				Positive impact in terms of land use – churn of brown-field sites; Better opportunities for Travel Plans.
EC5. Economic Responsibility May 2008		0	0	+	This option provides the most scope for the re-use of brownfield land and therefore over time there will be positive outcomes. This option provides most scope for town centre development, therefore strengthening opportunities for increasing our fair trade towns.
<b>Critical Friend Score and Comments</b> Manchester Chamber	+				Best option in line with requirements around land use in line with growth requirements

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<b><u>SPATIAL OPTION 3 – SO3</u></b>	<b>Score ++; +; 0; -; --</b>	<b>Comments</b>			
		<b>S</b>	<b>M</b>	<b>L</b>	
EC1. Economic Growth Feb 2008	<b>+</b>				Freight facility at Carrington is a missed opportunity; NWDA keen to promote inward investment in Carrington; Need for public intervention to help improve transport infrastructure in Carrington; Should be more commercial development in town centres – prohibit residential growth in town centres to stop dormitory towns being created – lack of key services an issue.
EC1. Economic Growth May 2008		0	-	--	This option provides least opportunity for growth in Carrington and Altrincham. This opportunity does not provide the right conditions for growth in Carrington; it will not provide the necessary transport infrastructure.
<b>Critical Friend Score and Comments</b> Manchester Chamber	-				Major economic centres not adequately catered for
EC2. Economic disparities Feb 2008	<b>0 / +</b>				
EC2. Economic disparities May 2008		0	-	--	This option provides least opportunity for growth in Carrington and Altrincham. This opportunity does not provide the right conditions for growth in Carrington; it will not provide the necessary transport infrastructure. This option will not address worklessness in Partington and Sale West effectively. This option does not promote development in town centres to the same degree as other options, these are accessible locations and development here would help to reduce disparities.
<b>Critical Friend Score and Comments</b> Manchester Chamber	-				Though gives benefits in some areas of the borough Partington and Sale West priority regeneration areas are missed out

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Housing Corporation				0	Though gives benefits in some areas of the borough Parting and sale West priority regeneration areas are missed out
<b>Ratification Panel Score and comment</b>		0	-	--	In the long term the negative effects on Carrington could become worse.
EC3 Tourism and Image Feb 2008	<b>0</b>				Moderate flexibility in the town centres.
EC3 Tourism and Image May 2008		+	+	+	This option seeks to direct the highest levels of development towards tourist attractions in the North of the borough (MUFC, LCCC, and Trafford Centre). This option would result in the least impact on tourist attractions in the south of the borough, due to the lower levels of development proposed in Altrincham.
<b>Critical Friend Score and Comments</b> Manchester Chamber	<b>0</b>				Concentrated on the “natural” foci of the boroughs attractions but possibly at the expense of others.
<b>Ratification Panel Score and comment</b>		0	+	+	Over time development in the north will encourage tourism
EC4 Town Centres Feb 2008	-				Better than Option 1; No prioritisation of town centres.
EC4 Town Centres May 2008		+	0	-	Altrincham town centre remains a sub-regional centre, but over time the reduced level of development may impact on its ability to compete within Greater Manchester. There is less emphasis on Sale and Stretford town centres. There is less development proposed in Partington, therefore there will be less scope to improve the viability of that local centre.
<b>Critical Friend Score and Comments</b> Manchester Chamber	-				Needs to be a consistent approach and drive forward to get all Town Centres performing at maximum capability lower performance in some will lessen economic impact of all

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EC5. Economic Responsibility Feb 2008	0				
EC5. Economic Responsibility May 2008		0	0	-	This option directs the majority of development to the north east of the borough, it will be vital that the right mix of residential / employment uses is achieved; This option provides significant opportunity to re-use brown-field land in Old Trafford and Trafford Park, but not elsewhere, like Carrington. The reduced focus for development in Sale and Stretford will reduce the scope for promoting fair trade towns in the borough.
<b>Critical Friend Score and Comment</b> Manchester Chamber	0				Again needs to be a consistent drive forward and no obvious exclusions
<b>Ratification Panel Score and comment</b>		0	0	0	Less opportunities than the other options but spatial options would not be the main influence over this objective.