Final Sustainability Appraisal Report for:

Document name:	**Guide to Development in Manchester Supplementary Planning Document and Planning Guidance** *and* **relevant UDP policies** Comparison Sustainability Appraisal of the likely impact of all saved Unitary Development Plan policies to which the Guide To Development in Manchester relates; firstly, without the Guide, and then, the same policies in combination with the Guide as a Supplementary Planning Document.
Saved UDP policies:	Initially, the appraisal was carried out on the following UDP policies: DC Policies: DC7.1, DC9.1, DC16.1; Environment Policies: E1.1, E1.2, E1.3, E1.5, E1.6, E2.3, E2.6, E2.7, E3.3, E3.4, E3.5, E3.6, E3.9; Housing Policies H1.2, H2.1, H2.7; Economic Policy I3.1; Regeneration Policy R1.1; Shopping Policies: S2.1, S2.5; Transport Policies: T1.2, T1.4, T2.4, T2.5, T2.6, T3.1, T3.7, T3.9, T4.1. Following formal consultation and subsequent amendments, the saved UDP policies were re-appraised with the following changes: policies no longer used as a basis for the Guide are T1.2, T2.4, T2.5, T4.1; additional policies to be used are H2.4, I1.11, I2.1, L1.6, E2.4, E3.8, S2.6, T1.1, T2.1, T3.1, T3.4, T3.6, DC27.1.
Appraisal Team:	Karen Findley, Katrina Holt, Helen Best, Adrian Morgan (all from Planning Strategy), Jonathan Sadler (Environmental Strategy), Colin Cox (Joint Health Unit)
Dates of Appraisals:	11th May 2006 (UDP policies); 17th May 2006 (UDP policies); 15th August 2006 (Draft SPD); 28th February 2007 (appraisal of post-consultation changes to Draft SPD)

Impacts types: Positive UDP policies: ✓   Where Guide enhances UDP policy: ✓✓   Negative: ✖   Neutral: O

Uncertain potentially positive: ?+ potentially negative: ?-

SA Objective	SA Sub-objective	Likely impact UDP Policies	Likely impact UDP Policies Plus Guide	Likely longevity of impact	Likely geographic scale of impact	Comments *(UDP policies alone followed by the same policies in combination with the Guide to Development in Manchester 2 as a Supplementary Planning Document in italics)*
SOCIAL						
S1 Reduce poverty	Reduce multiple deprivation: • Income deprivation *(covered by S3)*	✓	✓	Short to Long	City Region	Overall the UDP policies should result in there being a positive impact on the objective of reducing poverty. *The Guide should contribute towards the effectiveness of the UDP policies by providing important additional detail, clarification and guidance.*
	• Employment deprivation *(covered by S3)*	✓	✓			

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	• Health deprivation & disability *(covered by S4)*	✓	✓✓			
	• Education, skills & training deprivation *(covered by S5)*	○	○			
	• Barriers to housing and services *(covered by S6, S4 & S9)*	✓	✓✓			
	• Crime *(covered by S7)*	✓	✓✓			
	• Living environment deprivation *(covered by S6 & En1)*	✓	✓✓			
S2 Increase Manchester's population to help sustain better services and amenities to support Neighbourhoods of Choice	Increase general population	✓	✓	Short to Long	City Region	The potential to attract new residents comes primarily from the UDP policies aimed at economic development and improved housing provision. No policies are aimed specifically at directly increasing the population with higher-level qualifications, though this may happen as a result of more general population increase, especially if this is due to new jobs being created that require highly qualified staff, attracting such people to the City. *The Guide should contribute indirectly to the effectiveness of the UDP policies, through the additional detail and guidance it provides, particularly with regard to improvements to the range and quality of housing, and to the environment generally. Such improvements will, potentially, make the City more attractive to new residents.*
	Increase population with higher level qualifications	○	?+	Short to Long	City	
S3 Reduce economic exclusion	Increase employment rates/reducing worklessness	✓	✓	Short To Long	City Region	Some UDP policies are intended to support economic and employment growth, however, although any increase in the number of jobs available would have the potential to help reduce numbers of low income households, it would not necessarily result in reduced unemployment or increased employment rates for particular groups. Short-term jobs are likely to be created from regeneration
	Increase employment rates for Limiting Long Term Illness, disabled people, lone parents, BME groups	✓	✓✓	Short To Long	City Region	

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	Reduce unemployment	✓	✓	Short To Long	City Region	activity such as construction. *The Guide places additional emphasis on accessibility improvements, both to employment areas and within work places. This could help reduce some barriers to employment, for example, some of those relating to disabled people.*
	Reduce low-income households especially those with children	?+	?+	Short To Long	City Region	
S4 Improve health of the population	Encourage healthy lifestyles	✓	✓✓	Short To Long	City	Leisure and transport policies encourage more active lifestyles and travel, for example, walking & cycling. Transport and locational policies, including those relating to local areas and access to them, could contribute to the development of land use patterns that are supportive of strong social networks that have potential health benefits. Facilities and services situated locally to housing could, potentially, provide fresh food retailers and chemists etc., though Planning has no actual control over the products sold in retail premises. A generally more attractive environment can have health benefits including for psychological health. Some effects would only be available in the longer term as some degree of cultural change may also be needed for maximum impact. *The Guide includes important additional detail to encourage improvements in housing quality; a generally better designed and more attractive environment; the development of stronger social networks; and, the reduction of some barriers to healthy and active lifestyles, are likely to contribute to improvements in the health of citizens, including psychological benefits.*
	Improve access for all, including disabled people, to high quality health facilities/services	✓	✓✓	Short To Long	City	
	Improve access to healthy affordable food	✓	✓✓	Short To Long	City	
	Reduce health inequalities	✓	✓✓	Short To Long	City	
	Improve availability of healthy, safe and warm homes	✓	✓✓	Short To Long	City	

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S5 Improve the qualifications and skills of the resident population	Improve qualifications and skills of young people	○	○			
	Improve qualifications and skills of adults	○	○			
S6 Extend quality and choice of housing opportunities	Reduce homelessness	○	○			No policies directly mention reducing homelessness though Housing policies intended to increase the range of housing for all social groups and household types would include homeless people.
	Increase range of housing for all social groups and household types	✓	✓ ✓	Short To Long	Local To City	
	Increase range of housing suitable for disabled people	✓	✓ ✓	Short To Long	Local To City	*Will not directly reduce homelessness or ensure a sufficient supply of affordable housing, though the intent to provide a range of housing suitable for all social groups and household types should assist all citizens.*
	Ensure sufficient supply of affordable housing	○	○	Short To Long	Local To City	
	Reduce number of unfit or empty properties in private sector	✓	✓ ✓	Short To Long	Local To City	
	Increase amount of housing development of good quality design that enhances the urban character	✓	✓ ✓	Short To Long	Local To City	
S7 Reduce crime and perceptions of crime	Reduce incidence of crime and anti-social activity against individuals, communities, businesses and property	✓	✓ ✓	Short To Long	Local To City	Relevant UDP policies are mainly design related. *The Guide builds on the UDP policies, giving more detail on design intended to enhance security, deter anti-social*

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	Reduce fear of crime and anti-social activity	✓	✓✓	Short To Long	Local To City	*or criminal behaviour and create routes and spaces that feel safer.*
S8 Encourage a sense of community well-being and engagement	Promote local community networks and organisations	✓	✓✓	Short To Long	Local To City	UDP policies supporting local centres and appropriate urban design could, as a result of encouraging social interaction, help to develop a sense of community.

Through consultation processes.

Mainly Transport policies and policies relating to design that remove physical barriers between areas (eg. bridges over rivers) and encourage connections/links to, between and through neighbourhoods / communities.

The Guide's emphases on designing streets and public spaces to promote neighbourliness, a sense of place, ease of movement, and to be safe is intended to encourage interaction between individuals and communities. |
| | Provide opportunities and support for engagement and role in decision-making | ✓ | ✓ | Short To Long | Local To City | |
| | Encourage strong and positive relationships between people from different backgrounds and communities | ✓ | ✓✓ | Short To Long | Local To City | |
| **S9 Ensure people's needs are met locally** | Improve the ability of local residents, including disabled people, to get to their nearest local and district centre | ✓ | ✓✓ | Short To Long | Local To City | UDP shopping policies that encourage local centres and several of the Plan's Transport policies have potential to aid access to, and availability of, services and facilities in local and district centres.

The Guide builds on the UDP policies. It specifically refers to the need to provide suitable access facilities for all members of the community. It also promotes the development of a network of safe, attractive routes for cyclists and pedestrians that access work, retail, health, education and leisure facilities. |
| | Improve availability of services and facilities in local and district centres | ✓ | ✓✓ | Short To Long | Local To City | |
| **S10 Improve provision and use of efficient,** | Improve provision and use of public transport | ✓ | ✓✓ | Short To Long | City | The UDP supports this objective; mainly through it's transport policies. |

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inclusive and affordable transport systems	Improve access to public transport by disabled people	✓	✓✓	Short To Long	City	*The Guide promotes the development of Metrolink and the location of new developments where they will be served by the public transport infrastructure. The Guide emphasises the need to improve access generally, including to public transport. It also specifically mentions the heirarchy of road users and the requirement to design for the needs of cyclists, pedestrians and disabled people.*
	Improve provision for and participation in walking and cycling	✓	✓✓	Short To Long	City	
	Encourage efficient travel patterns	✓	✓✓	Short To Long	City	
S11 Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values, and customs		✓	✓✓	Short To Long	City	UDP Development Control access policies and Housing policy H1.2 support this objective. *Paragraph 2.50 of the Guide, 'Developments should not exclude people', emphasises the principle of avoiding exclusion, listing income, disability, and access to transport and ICT as particular examples of exclusion.*
ENVIRONMENT						
En1 Reduce the effects of traffic on the environment	Improve road safety for all users, particularly children and other vulnerable groups including disabled people	✓ ✗	✓✓ ✗	Short To Long	Local To City	Whilst some UDP transport policies support this objective by encouraging the use of alternatives to motorised transport, other UDP policies (H1.2 in particular) could be argued to be indirectly detrimental in that they encourage additional housing and other development which may well result in additional road traffic and, therefore, traffic related emissions. *The Guide should help to reduce any potentially negative impacts of new developments as it adds further emphasis to their appropriate siting close to public transport infrastructure. The Guide also encourages the provision of facilities local to homes, and to the design of streets and places to encourage walking and cycling.*
	Reduce motorised traffic	✓ ✗	✓✓ ✗	Short To Long	Local To City	
	Reduce traffic-related emissions	✓ ✗	✓✓ ✗	Short To Long	Local To Global	

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En2 Improve air quality	Reduce emission of air borne pollutants from all sources	✓ ✗	✓ ✓ ✗	Short To Long	Local to National	As with Objective En1 plus negative effects from H1.2 and transport policies encouraging development of the Airport. *The Guide is particularly focused on design issues relating to the sustainability of new developments, including their energy efficiency. Improved standards resulting in lower energy use, could, for example, result in lower power station emissions.*
En3 Improve water quality	Improve quality of rivers, canals, surface water, groundwater (with regard to pollutants and nutrients)	✓	✓ ✓	Short To Long	Local To City Region	The UDP policies support this objective, which is now also required by other legislation. *The Guide encourages the use of Sustainable Urban Drainage Systems where appropriate, related construction management and water management.*
En4 Maintain and enhance the quality of the environment	Reduce the amount of derelict, underused and neglected (DUN) land	✓	✓	Short To Long	Local to City	Nearly all, new development will be on previously developed land, however, it is uncertain whether the percentage will be increased as it is already very high. *The Guide sets out the Council's ambitious objectives in terms of building and environmental design and provides much more detail on these subjects than does the UDP. Supporting and encouraging higher quality in all aspects of design is the primary benefit that the Guide will bring over the existing UDP policies. It specifically encourages the provision of trees in streets and new developments. Almost all, new development will be situated on previously developed land, much of which will be derelict, underused and, possibly, contaminated. Any additional new development, beyond that that would have occurred anyway, without the improvements sought by the Guide, could potentially further reduce the amount of such land remaining undeveloped.*
	Reduce no. of sites of potential concern with respect to contamination	✓	✓	Short To Long	Local to City	
	Increase percentage of homes built on previously developed land	?+	?+	Short To Long	Local to City	
	Increase percentage of other development on previously developed land	?+	?+	Short To Long	Local to City	
	Contribute to high quality sustainable design for buildings and spaces	✓	✓ ✓	Short To Long	Local to City	
	Maintain and enhance townscape character, local distinctiveness and sense of place	✓	✓ ✓	Short To Long	Local to City	

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	Maintain and enhance formal and informal open spaces and improve access to them	✓	✓✓	Short To Long	Local to City	
	Maintain and enhance waterways and their environment and improve access to them	✓	✓✓	Short To Long	Local to City	
	Increase woodland cover and the urban tree stock	✓	✓✓	Short To Long	Local to City	
En5 Maintain and enhance landscapes and biodiversity, including habitats and species	Conserve and enhance the natural environment including important landscape features	✓	✓✓	Short To Long	Local to City	New development as a result of regeneration activity sought by the UDP policies could, potentially, have negative effects on habitats & species if not designed appropriately. Any negative effects would be likely to be local though, and could be offset by other actions to enhance habitats elsewhere in the City. *The Guide specifically addresses this matter and provides additional detail directly relevant to it, particularly 4.15 Biodiversity.*
	Conserve and enhance habitats, and in particular avoid harm to protected and priority habitats	✓	✓✓	Short To Long	Local to City	
	Conserve and enhance species diversity, and in particular avoid harm to protected and priority species	✓	✓✓	Short To Long	Local to City	
En6 Protect and enhance sites, features and areas of historical, archaeological and cultural value	Protect and enhance listed buildings	✓	✓✓	Short To Long	Local to City	The UDP policies support this objective, in line with national planning policy and legislation. *The Guide reiterates support for the objective, describing 'Character Areas' and referring to the possibility of future further Conservation Area designations.*
	Protect and enhance conservation areas	✓	✓✓	Short To Long	Local to City	
	Protect and enhance registered historic parks and gardens	✓	✓✓	Short To Long	Local to City	
	Protect and enhance sites of archaeological importance	✓	✓✓	Short To Long	Local to City	

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En7 Ensure the prudent use of natural resources	Increase energy efficiency in domestic households	✓	✓✓	Short to Long	Local to Global	UDP policies intended to encourage new building, for example, regeneration and housing policies, contribute to the achievement of this objective, as, compared to older buildings, new developments are more energy efficient. No policies address the issue of energy efficiency in the existing stock of housing and other buildings; however, some of the new developments sought will replace old buildings with new, much more energy efficient, ones. *The Guide contains particularly important guidance in support of this objective, which could be used to advise on, and negotiate, schemes that are highly energy efficient, increase the proportion of energy met from renewable sources, especially sunlight, and reduce water consumption.*
	Increase energy efficiency in Local Authority buildings	✓	✓✓	Short to Long	Local to Global	
	Increase energy efficiency in other buildings	✓	✓✓	Short to Long	Local to Global	
	Increase proportion of energy needs being met from renewable sources, domestic households	?+	✓✓	Short to Long	Local to Global	
	Increase proportion of energy needs being met from renewable sources, Local Authority buildings	?+	✓✓	Short to Long	Local to Global	
	Increase proportion of energy needs being met from renewable sources, other buildings	?+	✓✓	Short to Long	Local to Global	
	Reduce water consumption *per capita*	?+	✓✓	Short to Long	Local to National	
	Increase proportion of building materials from sustainable sources	✓	✓✓	Short to Long	Local to National	

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En8 Reduce contribution to climate change	Minimise greenhouse gas emissions, particularly carbon dioxide and methane	✓ ✗	✓ ✓ ✗	Short to Long	Global	The UDP policies address this objective mainly as a result of transport policies encouraging non-motorised travel. It could be argued that the housing & commercial development sought by the UDP, along with any associated population increase, will increase the City's contribution to greenhouse gas emissions. This may well be the case, however, this effect is likely to be local to the City and offset elsewhere, as both the new developments and the additional residents, would have existed outside the City anyway. The growth of the airport will have a negative effect, however, given national policy to support air travel, the same locational argument would apply. *The Guide's detail on sustainable, energy efficient, building design, encouragement for the use of renewal energy and for urban design that reduces the need for motor vehicle use, all seek to minimise the City's contribution to climate change.*
En9 Reduce impact of climate change	Minimise risk of flooding & increase use of Sustainable Urban Drainage Systems (SUDS)	✓	✓ ✓	Short to Long	Local to City Region	UDP policies referring to developments on flood plains are relevant to this objective. *The Guide reiterates the importance of considering the impact of flooding on new developments, and of using SUDS where appropriate.*
En10 Minimise the production of waste, manage waste sustainably, and increase re-use, recycling and recovery rates	Maximise the amount of waste diverted from landfill through recovery and recycling	✓	✓ ✓	Short to Long	City to Region	*The Guide requires that the issues of refuse and recycling be considered in the design of new developments.*
	Reduce household waste going to landfill	✓	✓ ✓	Short to Long	City to Region	

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ECONOMY						
Ec1 Encourage a strong and stable economy	Improve the resilience of business and the economy (survival rates/change in VAT registered businesses)	✓	✓	Short to Long	City to National	UDP regeneration policies seek to stimulate the City's economy, and transport policies have the potential to help the economy in terms of improved connections and congestion reduction. *The Guide may contribute indirectly through providing benefits such as better building and urban design, and reduced energy costs.*
Ec2 Encourage a growing economy	Improve business development and enhance competitiveness	✓	✓	Short to Long	City to National	UDP policies generally seek to create an environment supportive of business development. All policies that relate to improving the City's built and natural environment, conserving its assets, and that support quality new development, have the potential to contribute to the City's role as a visitor attraction. *The Guide supports and elaborates on the UDP policies, potentially further encouraging these objectives.*
	Increase Manchester's role as a visitor destination	✓	✓ ✓	Short to Long	City to National	
Ec3 Encourage and accommodate both indigenous and inward investment	Encourage indigenous business	✓	✓	Short to Medium	City to Region	Regeneration policies, for example, encourage inward investment, for example, in the short to medium term, as a result of construction works etc. *The Guide should contribute further as a result of further developing the UDP policies and encouraging better design and a generally more attractive, well managed, environment.*
	Encourage inward investment	✓	✓ ✓	Short to Long	City to National	
	Encourage additional skilled workers to the area	○	○			
Ec4 Encourage socially and environmentally responsible	Encourage ethical trading	○	○			*The Guide encourages organisations and individuals generally to consider the implications of their activities on the wider environment.*
	Encourage good employee relations and management practices	○	○			

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business in the private, public and voluntary sectors	Encourage companies to use environmental management systems	○	✓	Short to Long	City to National	
	Encourage companies to have robust diversity policies and procedures (re. BME groups, older people, disabled people)	○	○			
Ec5 Enable businesses and communities to benefit from the opportunities offered by ICT		✓	✓✓	Short to Long	City to National	The UDP encourages developments for advanced information infrastructure to serve commercial and industrial premises. *The Guide requires that all new development should provide the necessary infrastructure to enable businesses and individuals to benefit from ICT.*

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Conclusions of initial appraisal of relevant UDP policies (May 2006):						The main omissions in the UDP policies are: insufficient detail; lack of priorities between potentially conflicting policies; and lack of timetables and sequencing. UDP policies relating to building and environmental design have a potentially crucial influence on the extent to which many of the SA objectives are achieved, for example; environmental quality; crime and anti-social behaviour; health; neighbourhood development; access; waste and energy efficiency. Most such policies, however, refer to design matters using rather vague, and inadequate, terms such as 'good', 'high standard' or 'high quality'. This gives insufficient clarity as to what is required, in terms of design, in order to achieve the objectives of the Plan policies. The UDP policies relate to environmental, social and economic matters, however, there are no policies that provide guidance on how priorities should be established when the various policies conflict. The UDP does not address the matter of timing of actions. Some objectives may be met primarily in the short term, for example, employment and investment derived from construction works resulting from regeneration activity. Others objectives, such as an increased range of housing and better facilities in centres, will be achieved more gradually as they will follow from short to medium term investment and construction work. Medium to longer terms will be required to achieve objectives such as healthy lifestyles, improved transport infrastructure and increased population, as these will derive from educational programmes, cultural and perceptual change and longer term investment. The sequence in which policies are applied will have a great influence on the achievement of the policy objectives; it is essential that prerequisites are identified and implemented as necessary for sustainable solutions to be successfully realised.

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Conclusions of initial appraisal of the Draft SPD (August 2006): Will the SPD make a significant contribution over and above the 'do-nothing'/UDP position?						The Guide to Development in Manchester 2 Draft Supplementary Planning Document addresses the aforementioned lack of sufficient detail in some of the UDP policies. The objectives of the UDP policies are also sometimes stated with insufficient clarity. The Guide to Development in Manchester 2 fills this gap, providing much needed detail. The detailed information in The Guide provides clear advice for potential developers as to what exactly the Council is seeking from new developments. The Guide provides justifications for the requirements set down in it; explaining more clearly than the UDP alone, why associated objectives have been set and how the required standards will contribute to the achievement of the objectives. The information and advice in The Guide will assist potential developers to design buildings and places that meet the standards sought by the Council. The Guide will also assist staff working for the Council when they are negotiating with developers, providing them with more detailed guidance and stronger policy support than the UDP alone, to underpin arguments for more sustainable design solutions.

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Conclusions of re-appraisal (February 2007):		<u>**Relevant UDP policies:**</u> In the light of responses received at the formal consultation stage, in particular those from Government Office NW, the list of policies that form the UDP Policy basis for the Guide has been slightly altered; there are 4 UDP policies that are no longer included, but another 13 have been added: • The policies no longer used as a basis for the Guide are all transport policies: T1.2, T2.4, T2.5, T4.1; • Additional policies to be used are: H2.4, I1.11, I2.1, L1.6, E2.4, E3.8, S2.6, T1.1, T2.1, T3.1, T3.4, T3.6, DC27.1. The SA was revisited to consider the impacts of these changes on the conclusions of the SA. The effect of these policy changes on the likely impacts of the UDP was considered to be minimal, and certainly not negative. <u>**Redrafted SPD:**</u> The SA was revisited in the light of the amendments to the Draft SPD, including its division into SPD and planning guidance; the latter part will not have SPD status but will nevertheless have more weight in planning terms than City Council policy that has not been the subject of the same extensive consultation or appraisal; developers will be expected to have regard to both the SPD and planning guidance in their preparation of any design and access statements. It was concluded that the part of the Guide that will remain as SPD contains sufficient advice and detail to deliver the same likely positive impacts as previously reported; the remaining sections of the Guide mainly elaborate on this advice for different parts of the City, and set out the context in which the Guide will operate.				

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Monitoring the SPD:		**Proposed monitoring measures:** The success of the Guide to Development in Manchester SPD will be monitored via the Annual Monitoring Report and SA monitoring (updating the baseline in the SA Scoping Report); this SA identified the likely sustainability impacts of implementing the SPD, all of which were predicted to be positive or neutral; the AMR monitoring will keep track of other relevant indicators such as non-residential development complying with car-parking standards, and the number of developments with some renewable energy capacity installed.				