

Manchester Core Strategy

Sustainability Appraisal Note for Partial Consultation

August 2010

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1. Introduction

- 1.1 This Note sets out the findings of the Sustainability Appraisal (SA) of the Manchester Core Strategy policies that have been revised since the publication of the Core Strategy Proposed Option and its accompanying SA Report in November 2009. This is not a full report and consultees should refer to the previous published SA Report for full information on the SA work undertaken previously.
- 1.2 The Pre-publication Partial Consultation Core Strategy document includes the following revised policy areas:
- Strategic Employment and Housing Locations;
 - Student Accommodation and Houses in Multiple Occupation;
 - Retail;
 - Manchester Airport; and
 - Energy and Climate Change.
- 1.3 Manchester City Council (MCC) will be undertaking a Partial Consultation on the above policy areas and this SA Note accompanies the policies on consultation from the 4th of August to the 15th of September 2010.
- 1.4 Alongside the Core Strategy Partial Consultation document, the Draft Infrastructure Delivery Plan (IDP) will also be consulted upon. Although the draft IDP (version: First Draft 13/07/10) has not been assessed as part of the SA, it has been considered within the assessments of the revised policies. Other reports and data sources that have been used to inform the assessments of the policies are listed in the references in section 3 of this report.
- 1.5 The SA of the policies has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004¹ and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Core Strategy Proposed Option consultation.

¹ Town and Country Planning (Local Development) (England) Regulations 2004. The Regulations came into force on 28 September 2004.

2. Assessment of the Core Strategy Policies

- 2.1 The Manchester Core Strategy Pre-publication Partial Consultation document sets out 23 policies. This includes seven policies with locational focus and 16 topic-specific policies. It should be noted that the assessment has been undertaken of the revised policies text as contained in the Pre-publication Partial Consultation Core Strategy Draft of 1st July 2010. Also, the assessment has been undertaken in consideration of all other Core Strategy policies that remain unchanged.
- 2.2 The first group of policies is shown in full on Table 2.1 and listed below comprises five strategic employment locations, one strategic housing location and Manchester Airport Strategic Site.
- Policy EL 1: Primary Economic Development Focus: City Centre and Fringe
 - Policy EL 2: Central Park
 - Policy EL 3: Sportcity
 - Policy EL 4: Airport City
 - Policy EL 5: University Hospital South Manchester
 - Policy H4: Strategic Housing Location
 - Policy MA 1: Manchester Airport
- 2.3 The strategic employment and housing locations policies replace strategic locations formerly presented in the Core Strategy Proposed Option document, as it has been deemed more appropriate to identify specific development sites in a lower tier document (i.e. Site Allocations DPD) of the Local Development Framework (LDF). Each of the locational policies setting out spatial priorities has been appraised individually and only a very limited amount of information from the previous strategic locations sustainability appraisal has been utilised to inform the preparation of this note, due to the much broader level of locational information contained in the revised policies. Detailed site specific sustainability appraisal will be undertaken as part of the development of the Site Allocations DPD at a later stage. The broad strategic locations are shown in the Key Diagram in Figure 2.1.
- 2.4 Topic-specific policies have been amended as a result of changes in legislation, consultees' comments and MCC's further internal work. The policies concerned are shown in full in Table 2.2 and listed below:
- Policy H7: Purpose Built Student Accommodation
 - Policy DM5: Houses in Multiple Occupation
 - Policy C1: Centre Hierarchy
 - Policy CC8: City Centre Retail
 - Policy C2: District Centres
 - Policy C3: North Manchester District Centres
 - Policy C4: East Manchester District Centres
 - Policy C5: Central Manchester District Centres
 - Policy C6: South Manchester District Centres
 - Policy C7: Wythenshawe District Centres

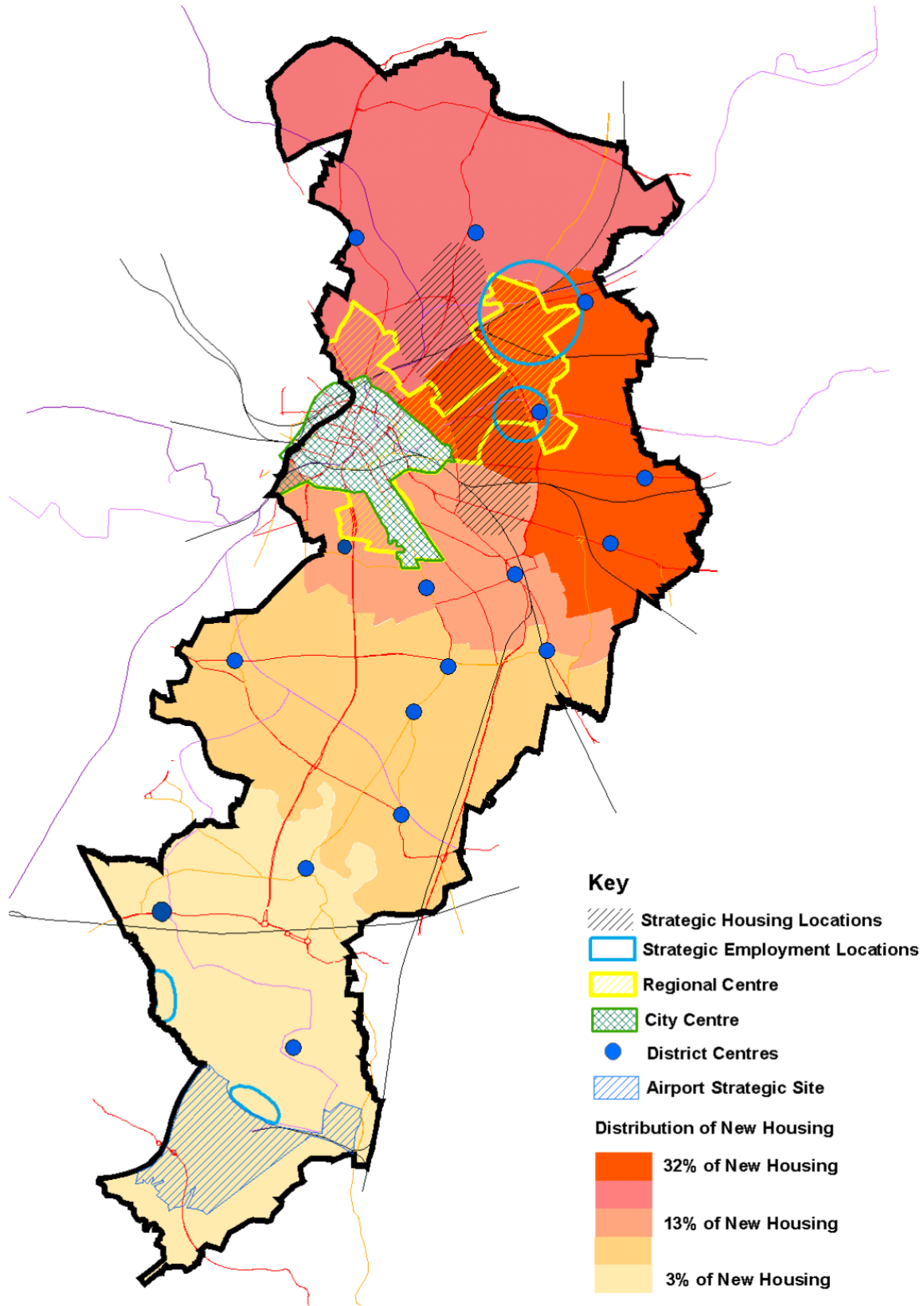
- Policy C8: Out of centres development
- Policy En1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development
- Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure
- Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies
- Policy En 4: Energy Infrastructure opportunities
- Policy En 5: Adaptation to Climate Change

2.5 Key changes to these policies since November 2009 are summarised in Table 2.2. For appraisal purposes these policies have been grouped by theme, based on similar aims and objectives, into three Policy Components for assessment. Table 2.3 indicates the changes in terms of the Policy Components considered in the assessment in relation to the 2009 iteration of assessment. The changes to the assessments of the 2009 Policy Components as a result of the revised policies are clearly shown in Appendix A. Although the policies within each component were assessed simultaneously, key commentaries have been provided and recommendations made for individual policies where necessary.

2.6 The rationale for assessment, setting out assumptions with regard to the SA objectives, was prepared previously for the Core Strategy Proposed Option SA and is shown in Table 2.4.

2.7 The results of the detailed appraisal of the potential effects predicted to arise as a result of the implementation of the revised Core Strategy policies are included in Appendix A of the SA Note. The section below presents an analysis of the detailed appraisal results in terms of the significance of direct and indirect effects and recommendations for improving the sustainability of the policies. Suggestions for mitigation of adverse effects or enhancement of positive effects are also set out.

Figure 2.1 – Key Diagram



Source: Partial Consultation on Manchester's Core Strategy July 2010

Table 2.1 – Partial Consultation Core Strategy Locational Policies – Employment and Housing Locations and Manchester Airport Site

No	Policy Title	Policy Text (as at 1 st July 2010)
1	Policy EL 1: Primary Economic Development Focus : City Centre and Fringe	<p>Policy EL 1: Primary Economic Development Focus : City Centre and Fringe</p> <p><i>“The City Centre is the strategic economic focus of employment growth in the City and City-Region. Within the City Centre a variety of accommodation types and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre will be considered a suitable location for the consideration of high density buildings. The focus for employment growth will predominantly be in B1a high density employment, including the following locations:</i></p> <ul style="list-style-type: none"> • <i>City Centre North extending into Strangeways</i> • <i>Eastern Gateway/ Piccadilly extending into Ancoats and southwards to Chancellors Place</i> • <i>The Corridor (Oxford Road Corridor)</i> • <i>Spinningfields and surplus Granada lands</i> <p><i>City Centre policies CC1 – 11 will inform the approach to development in the City Centre and should be read alongside this policy.</i></p> <p><i>Proposals will be expected to show how they contribute to decentralised low and zero carbon infrastructure in the regional centre as set out in the Energy policies.</i></p> <p><i>Any development proposal would be expected to consider access, delivery, design and layout, energy infrastructure, flooding and the scale of uses on the site.”</i></p> <p>Selected Supporting Text</p> <p>The City Centre is considered the most sustainable location for regional scale office development in the City-Region as it is:</p> <ul style="list-style-type: none"> • A previously developed area;

No	Policy Title	Policy Text (as at 1 st July 2010)
		<ul style="list-style-type: none"> • The centre of the City-Region; • The focus for high density mixed use development; • Well served by sustainable and public transport infrastructure/services and the focus for proposed improvements; • A location for the implementation of low and zero carbon decentralised energy infrastructure; and • Able to offer employment opportunities accessible to local communities and the wider City-Region. <p>The City Centre is and will remain one of the largest drivers of employment growth in the North West. Job growth in B1a is expected to be approximately 27500 jobs (net) by 2027. Many of the sectors underpinning the future growth of the City and wider City-Region are located within the City Centre and continuing to diversify the City Centre's economic base will strengthen the City and City-Region. Opportunities exist to extend the commercial core of the City Centre and to better integrate City Centre fringe areas in the form of commercially led mixed uses.</p>
2	Policy EL 2: Central Park	<p>Policy EL 2: Central Park</p> <p><i>“Central Park is a large scale employment location in East Manchester suitable for a mix of B1, B2 and B8 uses. It offers the potential for a range of accommodation types from low density to high density floor-plates and small to large scale business accommodation. The type of employment encouraged is within the growth sectors and knowledge based industries. It can accommodate training and incubator facilities and spin-off businesses associated with the higher education sector. Proposals will be expected to show how development of a site will:</i></p> <ul style="list-style-type: none"> • <i>Support the continued regeneration of East Manchester</i> • <i>Ensure the site is accessible to the East/North Manchester communities by a choice of sustainable and public transport provision</i> • <i>Take advantage of the existing infrastructure on site and proposed improvements such as Metrolink and</i>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p><i>digital infrastructure</i></p> <ul style="list-style-type: none"> • <i>Ensure employment opportunities are made accessible to local communities</i> • <i>Contribute to the provision of low and zero carbon decentralised energy</i> • <i>Ensure identified flooding risks are addressed</i> <p><i>Central Park North will be a priority location for accommodating high quality employment opportunities. Central Park South will offer a broad range of employment uses, including assembly, creative, media and commercial.”</i></p> <p>Selected Supporting Text</p> <p>One of the cornerstones of the regeneration of East Manchester has been the creation of Central Park, a key business location for B1, B2 and B8. It is a long term vision for East Manchester to have a major business location and focus for inward investment and economic development, particularly within the growth sectors. The scale of the area will mean delivery is expected to take longer than the Plan period. The scale of the area offers potential for improvements in infrastructure provision in terms of digital connectivity and zero carbon technologies.</p> <p>The area is split into two: Central Park North and Central Park South. Central Park North will be a location for employment uses in a number of target sectors falling predominantly within the B1 uses. It will benefit directly from the extension of Metrolink and the proposed new stop.</p> <p>Central Park South is the larger of the two areas and offers some potentially large sites in a range of employment uses including food processing, assembly and logistics. The uses are more likely to fall within B2 and B8 and offer a broad range of employment uses.</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
3	Policy EL 3: Sportcity	<p>Policy EL 3: Sportcity</p> <p><i>“Sportcity lies within East Manchester, the heart of which is the City of Manchester Stadium, the District Centre, the Velodrome but also includes, the Openshaw West site and surrounding environs. It is in excess of 100 hectares and is suitable for a mix of uses including economic development. Proposals will be expected to show how development of the area will:</i></p> <ul style="list-style-type: none"> • <i>Support the continued regeneration of East Manchester;</i> • <i>Place design at the heart of any scheme delivering a flagship design</i> • <i>Ensure the site is accessible to the East/North Manchester communities by a choice of sustainable and public transport provision</i> • <i>Take advantage of the existing infrastructure on site and proposed improvements such as Metrolink and digital infrastructure</i> • <i>Ensure employment opportunities are made accessible to local communities</i> • <i>Contribute to the provision of low and zero carbon decentralised energy</i> • <i>Ensure identified flooding risks are addressed</i> <p><i>The vision is to broaden the activities in the area to ensure development opportunities secure the wider regeneration of the surrounding area and deliver maximum benefits for the community. Although it is anticipated further sites will come forward over the plan period; currently there are two sites which are identified as a focus for development:</i></p> <ul style="list-style-type: none"> • <i>Land around the City of Manchester Stadium, including the Collar Site to the east, which provides an opportunity for a visitor attraction of national significance alongside associated developments. A landmark design will be key to delivering such a prestigious development which, together with the existing developments within Eastlands, will not only provide a sense of place but will also ensure integration with the surrounding community. Developments that are predominantly tourism/ leisure based, with office and food and drink will be appropriate together with ancillary retail required to support the principle uses.</i> • <i>Openshaw West site is suitable as a focus for sports related development and also for purposes</i>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p><i>complementary to the wider vision for the development of Eastlands as a major tourism/leisure destination.</i></p> <p><i>Developments which support the overall vision for this major regeneration initiative on sites within the general environs of Eastlands will be appropriate, provided they do not prejudice other policies within the plan.</i></p> <p><i>Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure in the regional centre as set out in the Energy policies.</i></p> <p><i>Any development proposals would be expected to address access, delivery, design and layout, flooding, energy infrastructure and the scale of uses within the area.”</i></p> <p>Selected Supporting Text</p> <p>Sportcity has been a catalyst to the regeneration of East Manchester from the 1990's until now and further development will continue this role. It is an established cluster of sports facilities serving a regional/national sports role. The area is located in the top 5% most deprived communities in England and suffers from high rates of worklessness.</p> <p>The site will offer a range of employment opportunities accessible to local communities. Future development is seeking to build on the locations focal point and hub by creating a visitor destination of national/international significance. To the West of Alan Turing Way new development should ensure design reflects this prominent frontage.</p>
4	Policy EL4: Airport City	<p>Policy EL4: Airport City</p> <p><i>“The area to the north of Manchester Airport is a significant opportunity for employment development in Wythenshawe. The location adjacent to the airport is likely to be attractive to a wide range of business sectors, including users which would otherwise locate in a different region or country.</i></p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p><i>The development of this location has the potential to act as the core of a wider Airport City opportunity, creating functional and spatial links with nearby parts of Wythenshawe to maximise the catalytic potential of the airport to attract investment and increase economic activity.</i></p> <p><i>The area is suitable for high technology industries, logistics, warehousing and airport hotels. Any development of the site would be expected to:</i></p> <ul style="list-style-type: none"> <i>• Continue the regeneration of the Wythenshawe area</i> <i>• Provide a focus for mixed use economic development</i> <i>• Ensure development is accessible to the communities in Wythenshawe by a choice of sustainable and public transport</i> <i>• Take advantage of the existing transport hub at Manchester Airport and proposed extension of Metrolink and the SEMMMS road scheme.</i> <i>• Able to offer employment opportunities accessible to the local communities</i> <p><i>Any development proposal would be expected to be set within the context of a comprehensive scheme for the whole area. This will address access, delivery, design and layout, flooding, energy infrastructure and the scale of uses within the area.”</i></p> <p>Selected Supporting Text</p> <p>Development on the Airport site is constrained by the need for uses to be essential to the operation of the Airport. It is expected development will take advantage of this unique position and seek to attract business which can take advantage of international connectivity, improve the competitiveness of businesses requiring an Airport location and attract inward investment. The jobs created should be accessible to the local community via public transport; also many will be accessible in terms of type and the skills required. This is particularly important as Wythenshawe is a regeneration priority for the City, and residents here can find it</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>difficult to access jobs in the Regional Centre.</p> <p>Wythenshawe offers a range of opportunities for economic development particularly focused on Manchester Airport, Airport City and University Hospital South Manchester, including its links to Roundthorn Industrial Estate. It is expected that there will be a net increase of approximately 10,000 jobs and that the communities of Wythenshawe will benefit from accessibility to these jobs.</p>
5	Policy EL 5: University Hospital South Manchester	<p>Policy EL 5: University Hospital South Manchester</p> <p><i>“University Hospital South Manchester has plans to expand its operation, emphasising its role in key health care areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/well being centre, offices, an innovation centre, incubator units and a hotel. Any development will be expected to:</i></p> <ul style="list-style-type: none"> • <i>Support continued growth and development of the hospital</i> • <i>Assist the continued regeneration of Wythenshawe</i> • <i>Take advantage of the proposed extension of Metrolink and its proximity to the hospital site</i> • <i>Able to offer employment opportunities accessible to the local communities</i> • <i>Address road access to the site and any conflict between road users.</i> <p><i>Any development proposal would be expected to be set within the context of a comprehensive scheme for the whole site. This will address the issues above plus access, delivery, design and layout, energy, flooding and the scale of uses on the site.”</i></p> <p>Selected Supporting Text</p> <p>An opportunity exists to build upon this well established concentration of health research, learning and clinical expertise to create a catalyst for growth within the Manchester City Region which has the ability to make a</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>significant contribution to the UK's science and innovation agenda. UHSM will provide opportunities for complementary economic development, including uses directly ancillary to the expanded role of the hospital and research and development/ manufacturing uses which can take advantage of close links with the hospital. It is also likely that this type of economic growth will create opportunities to enhance the performance of Roundthorn Industrial Estate.</p> <p>Spatially, UHSM is in a key growth location: the south of the Manchester City Region. UHSM offers the potential to create a health zone encompassing research, development, treatment, 'manufacturing', conference and education.</p>
6	Policy H 4: Strategic Housing Location	<p>Policy H 4: Strategic Housing Location</p> <p><i>"The focus for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing.</i></p> <p><i>Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits. Developers should take advantage of these opportunities by:</i></p> <ul style="list-style-type: none"> • <i>Diversifying the housing offer with particular emphasis on providing family housing</i> • <i>Include environmental improvements across the area</i> • <i>Creating sustainable neighbourhoods which include complementary facilities and services</i> • <i>Ensuring a residential element is included in any significant employment development within the area to create successful mixed use developments, particularly in locations within the Regional Centre."</i> <p>Selected Supporting text</p> <p>Almost a third of Manchester's total planning pipeline and SHLAA capacity sites are within the strategic</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>housing location shown on the Key Diagram. This includes the following large sites:</p> <ul style="list-style-type: none"> • East of Rochdale Road • Collyhurst • Lower Irk Valley • Miles Platting • Holt Town • Lower Medlock Valley • Chancellor's Place • West Gorton • Coverdale <p>A number of sites already have planning permission and others will be taken forward through partnership work between the City Council and other organisations, securing regeneration funding where possible. Development of these sites will involve demolition, remodelling and relocation, as necessary, of existing housing and other uses currently on site. This will be informed by masterplans and wider regeneration plans.</p> <p>A large part of the strategic location is within the Regional Centre and the whole area has good access links to Manchester City Centre and employment opportunities to the east in Central Park. This area is currently very deprived when compared to both the rest of England and Manchester itself in terms of scores on the 2007 Index of Multiple Deprivation.</p> <p>In general, medium density housing, at densities of between 40-50 dwellings per hectare, will be appropriate in the strategic housing location. This housing must be suitable for families with children. However, higher density development will be appropriate in certain locations, including immediately adjacent to the City Centre and along the canal corridors between the City Centre and the Alan Turing Way, where higher residential densities are appropriate as part of mixed residential and commercial development, within the Irk Valley area</p>

No	Policy Title	Policy Text (as at 1 st July 2010)												
		and adjacent to high frequency public transport routes and Metrolink stops. This location is a strategic area for low and zero carbon decentralised energy infrastructure, as set out in En2, and proposals should take account of this												
7	<p>Policy MA 1: Manchester Airport</p> <p>(Note: the assessment for this policy is based on the Partial Consultation document issued on 4th August 2010, which updated the policy from the 1st July 2010 iteration)</p>	<p>Policy MA 1: Manchester Airport Strategic Site</p> <p>In line with the Future of Air Transport White Paper, the growth of Manchester Airport to accommodate 45 million passengers per annum by 2030 will be supported and is designated as a Strategic Site. This will involve the expansion of the developed Airport area. Areas for expansion are identified on the proposals map. The Green Belt boundary in this area has been amended to exclude any areas needed for airport development.</p> <p>Schedule of Uses 2030</p> <p>Table 8.1 explains the uses which are expected across the Manchester Airport Operational Area within Manchester in 2030, just beyond the plan period.</p> <p>Table 8.1</p> <table border="1" data-bbox="674 943 1944 1425"> <thead> <tr> <th data-bbox="674 943 1070 1102">Area</th> <th data-bbox="1070 943 1263 1102">Area reference in MAG Masterplan</th> <th data-bbox="1263 943 1944 1102">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1102 1070 1219">1 – Existing Area</td> <td data-bbox="1070 1102 1263 1219">N/A</td> <td data-bbox="1263 1102 1944 1219">Terminal, taxiways, aircraft apron, ancillary operational facilities, offices, hotels and other uses, surface access and car parking</td> </tr> <tr> <td data-bbox="674 1219 1070 1315">1b - Existing Area (Airfield)</td> <td data-bbox="1070 1219 1263 1315">N/A</td> <td data-bbox="1263 1219 1944 1315">Runways, taxiways, airfield, operational and ancillary facilities, landscape mitigation, utilities and car parking.</td> </tr> <tr> <td data-bbox="674 1315 1070 1425">2 - Cloughbank Farm</td> <td data-bbox="1070 1315 1263 1425">A</td> <td data-bbox="1263 1315 1944 1425">Taxiways, aircraft apron, aircraft maintenance, operational facilities, cargo facilities and landscape mitigation</td> </tr> </tbody> </table>	Area	Area reference in MAG Masterplan	Uses	1 – Existing Area	N/A	Terminal, taxiways, aircraft apron, ancillary operational facilities, offices, hotels and other uses, surface access and car parking	1b - Existing Area (Airfield)	N/A	Runways, taxiways, airfield, operational and ancillary facilities, landscape mitigation, utilities and car parking.	2 - Cloughbank Farm	A	Taxiways, aircraft apron, aircraft maintenance, operational facilities, cargo facilities and landscape mitigation
Area	Area reference in MAG Masterplan	Uses												
1 – Existing Area	N/A	Terminal, taxiways, aircraft apron, ancillary operational facilities, offices, hotels and other uses, surface access and car parking												
1b - Existing Area (Airfield)	N/A	Runways, taxiways, airfield, operational and ancillary facilities, landscape mitigation, utilities and car parking.												
2 - Cloughbank Farm	A	Taxiways, aircraft apron, aircraft maintenance, operational facilities, cargo facilities and landscape mitigation												

No	Policy Title	Policy Text (as at 1 st July 2010)		
		3 - Land to the west of the A538 (Oak Farm)	E	Operational facilities, cargo facilities and car parking and landscape mitigation
		4 - Land within and adjacent to Junction 5 of the M56	C	Commercial/cargo development including airline offices and hotel with a new vehicle access to Thorley Lane
		5 - North of Ringway Road	B	Surface access and Car Parking with new vehicle access to Ringway Road and Styal Road
		<p>The Manchester Airport Strategic Site includes areas 1a, 2, 3, 4 and 5. This site will accommodate the development described in the table above, which includes the significant development required to meet operational requirements by 2030. However, within the Strategic Site development which does not reflect the schedule of uses above but is within those listed in the reasoned justification will be acceptable where the applicant has demonstrated:</p> <ul style="list-style-type: none"> • that it does not impede the operation of the airport and the planned growth outlined in this policy • that the development is a part of the phased development of the airport organisation set out in Table 8.1 above, • that development is needed due to the operational expansion of the Airport, and, • that there would be no greater negative environmental effect, either alone or cumulatively, than would occur for the uses in table 8.1 (these are set out in the axis environmental baseline and environmental assessment reports). <p>Area 1b is the southern part of the airport which includes the runway, ancillary facilities, existing and consented transport infrastructure and landscape mitigation. This land is expected to continue to operate in a similar way over the life of the plan. This land sits outside the Strategic Site, and because it is felt to contribute to some of the purposes identified in PPG2 will remain in the Green Belt.</p> <p>All development proposed as part of the Airport expansion should seek to ensure that any environmental effects of development are assessed at the planning application stage to ensure these create no greater negative impact than those identified in the Axis Environmental Baseline and Environmental Assessment reports. Any effects should demonstrate they can be mitigated or compensated, in particular:</p> <ul style="list-style-type: none"> • minimise any adverse impact on areas of international or national conservation, ecological and landscape value. In particular, development should avoid the Cotterill Clough SSSI. Where it is not 		

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>possible to avoid harm, mitigation measures to compensate for any adverse impact will be necessary. Development within the expansion areas must implement the mitigation measures agreed with the City Council, informed by an up to date environmental assessment,</p> <ul style="list-style-type: none"> • retain or relocate the allotments in Area 4. • demonstrate the extent to which surface access and car parking arrangements encourage the use of public transport, walking and cycling, • seek the maximum possible reductions in noise through compliance with the Manchester Airport Noise Action Plan and Manchester Airport Environment Plan. • demonstrate that the number of people affected by atmospheric pollution is minimised and the extent to which any impact can be mitigated, and • improve access to training and job opportunities particularly for people in the Wythenshawe and local area <p>Selected Supporting Text</p> <p>Within the City-Region Manchester Airport is key economic driver, adding value to the attraction of the City-Region for indigenous businesses and inward investment. Businesses have cited the Airport as being important in terms of access to markets customers or clients and inward investors are attracted by the range of direct flights to key European and global cities. The Airport also plays a significant role in attracting inbound tourism to the region. The need to maintain the role of Manchester Airport as a key economic driver and international gateway is supported by the Regional Spatial Strategy. It is also a significant provider of employment in its own right. It is an important source of employment opportunities for residents of Wythenshawe, one of the most deprived communities in Manchester, as well as further a field. This contribution has been identified in the Regional Strategy and the MIER, as well as in national policy through the Air Transport White Paper. The City Council recognises that the growth of the airport can be a significant catalyst for the economic development of the City Region.</p> <p>The scale of the proposed expansion will require a phased approach, in the course of which it may be sensible to establish uses on a temporary basis to enable the delivery of the overall masterplan. Such proposals will be acceptable, although the City Council will need to be confident that the proposals are part of the overall expansion, and may consider the use of temporary planning consents. The uses mentioned in the policy are supported based on environmental assessments which have demonstrated that these may have an acceptable environmental impact. It will be essential that any temporary development does not exceed the environmental impacts identified through the Environmental Baseline Study. At the application stage</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>more up to date information on the effects of development may emerge and the most appropriate mitigation/compensation measures at the time should be employed. It is also important that the principles which have informed the final masterplan are maintained throughout development, including for issues such as traffic management. Therefore, it will be essential that any temporary uses are justified by the operational requirement of the airport.</p> <p>In order that the environmental impacts of airport expansion are minimised, all development needs to consider its impact in terms of ecology, air quality and noise. The White Paper seeks to ensure that maximum possible reductions in noise level are achieved alongside minimising the number of people affected. It also recognises that further work will be required to develop a package of surface access improvements at Manchester to cater for the forecast level of growth and to increase the levels of public transport use. It also states airport operators will need to work closely with local and regional partners to develop measures to limit the growth in road traffic and prevent any adverse impact on air quality. Air quality at Manchester Airport is monitored against the Air Quality Management Area and the Air Quality Action Plan seeking to prevent levels exceeding national standards. Manchester Airport is seeking to be carbon neutral in its energy use and vehicle fuel use.</p> <p>Manchester Airport is located on the edge of the urban area and the extension areas fall within open countryside and undeveloped land. There is the potential for development in these areas to cause ecological harm, and this is a particular issue in areas of recognised ecological value such as the Cotteril Clough Site of Special Scientific Interest and the Sunbank Woods Site of Biological Importance. Manchester Airport Group has submitted an Environmental Appraisal by AXIS which sets out the impact of the expansion proposals. This appraisal has concluded that the environmental impact of the proposals will be acceptable alongside a range of mitigation measures. At the application stage further appropriate information on the environmental impact of the proposal will be necessary, including details of mitigation measures to be agreed by the Council.</p> <p>The City Council will seek to protect the Cotterill Clough SSSI and the SBIs in the area, and the Need for Land document demonstrates that the SSSI and the Sunbank Woods SBI can be avoided, which will be a fundamental requirement of the airport's expansion. There will also be a need to create a woodland buffer between the SSSI and airport development. Sunbank Woods SBI and ancient woodland would be wholly excluded from the developable footprint. A local SBI (Ponds Near Runway) may be subject to some development and a small area of Cotteril Clough SBI and ancient woodland outside the SSSI will be lost, but this is an unavoidable consequence of the airport's expansion, appropriate mitigation measures will be prepared and implemented before this development commences. Development proposals would be subject to</p>

No	Policy Title	Policy Text (as at 1 st July 2010)
		<p>assessment under the Habitats Regulation. To the north of Manchester Airport there allotments and these will be retained or replaced. If relocated this will be in accordance with allotment legislation and seek to reduce the impact on existing allotment holders and consider proximity of alternative sites to reduce travel and inconvenience.</p> <p>Appropriate development within the Airport should be necessary for the operational efficiency or amenity of the Airport. This approach is consistent with Government guidance in PPG13. Development will be limited to that necessary for the operational efficiency and amenity of the Airport, include the following uses:</p> <ol style="list-style-type: none"> 1. Operational facilities and infrastructure including: runways and taxiways; aircraft apron and handling services buildings and facilities; Aircraft fuelling and storage facilities; emergency Services and control authorities facilities; control tower, air traffic control accommodation, ground and air navigational aids, airfield and approach lighting; facilities for the maintenance, repair and storage of service vehicles; airfield drainage facilities. 2. Passenger and terminal facilities including: terminal facilities including passenger handling, lounges, baggage handling, catering and retail; administrative accommodation for airlines, handling agents; tour operators, airport authority and Government agencies; public and staff car parking; public transport facilities, including rail, light rail, buses, coaches and taxis; facilities for general and business aviation (including air taxi, helicopter and private use). 3. Cargo facilities including: freight forwarding and handling facilities and bonded warehouses; associated accommodation for airline agencies, freight forwarders, integrators and Government agencies; lorry parking, fuelling and servicing facilities; in-flight catering and flight packaging facilities. 4. Airport ancillary infrastructure including: car rental, maintenance and storage facilities; hotel accommodation; training centres for airlines and airport related services; ancillary office accommodation; maintenance facilities for aircraft and avionics; petrol filling stations; utility infrastructure including sewage, waste, telecommunications, water, gas and electricity. 5. Landscaping works including: strategic planting, earth mounding and habitat creation 6. Internal highways and infrastructure, including cycleways, footways and roadways.

Figure 2.2 – City Centre Plan

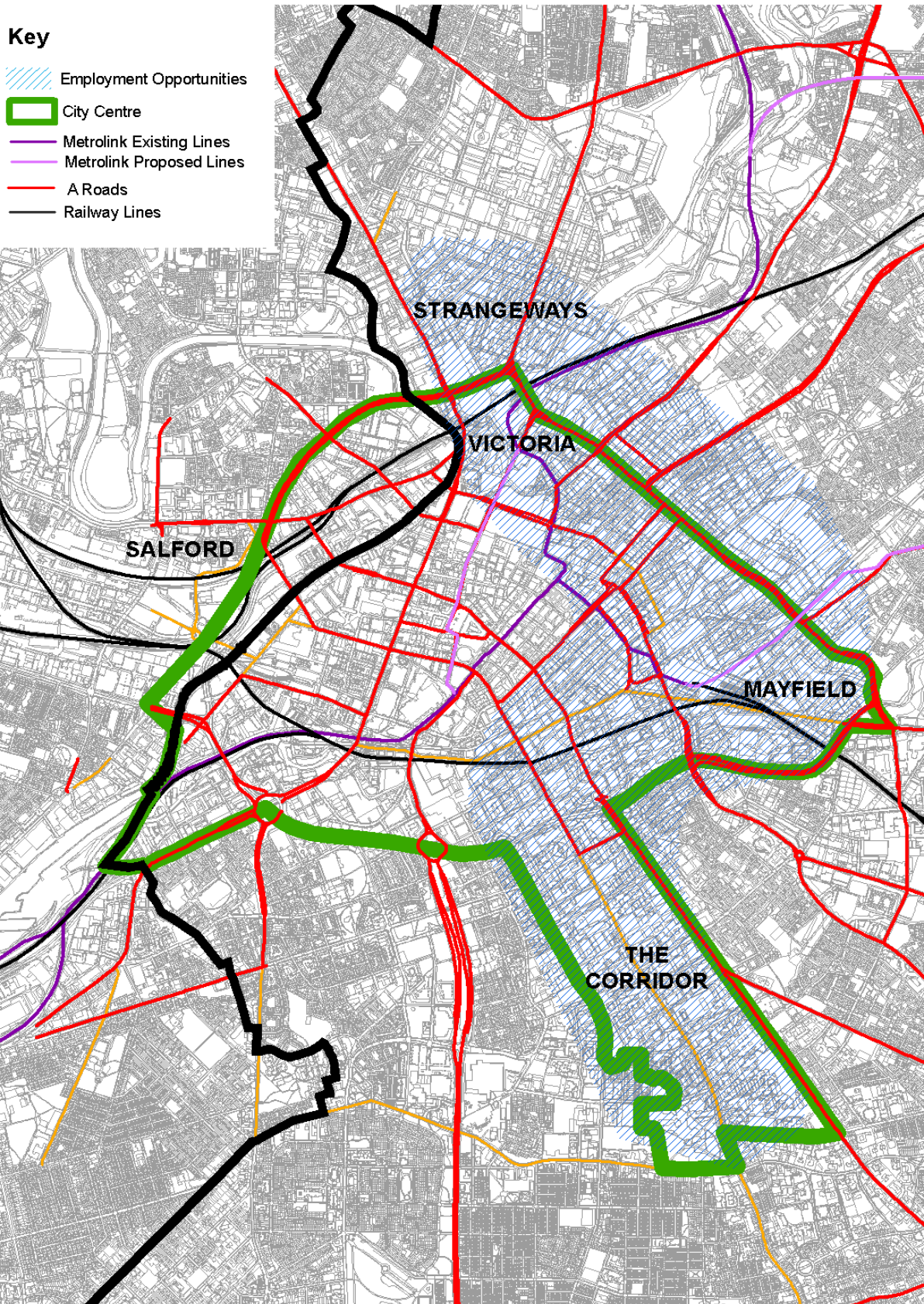


Figure 2.3 - Manchester Airport Strategic Site

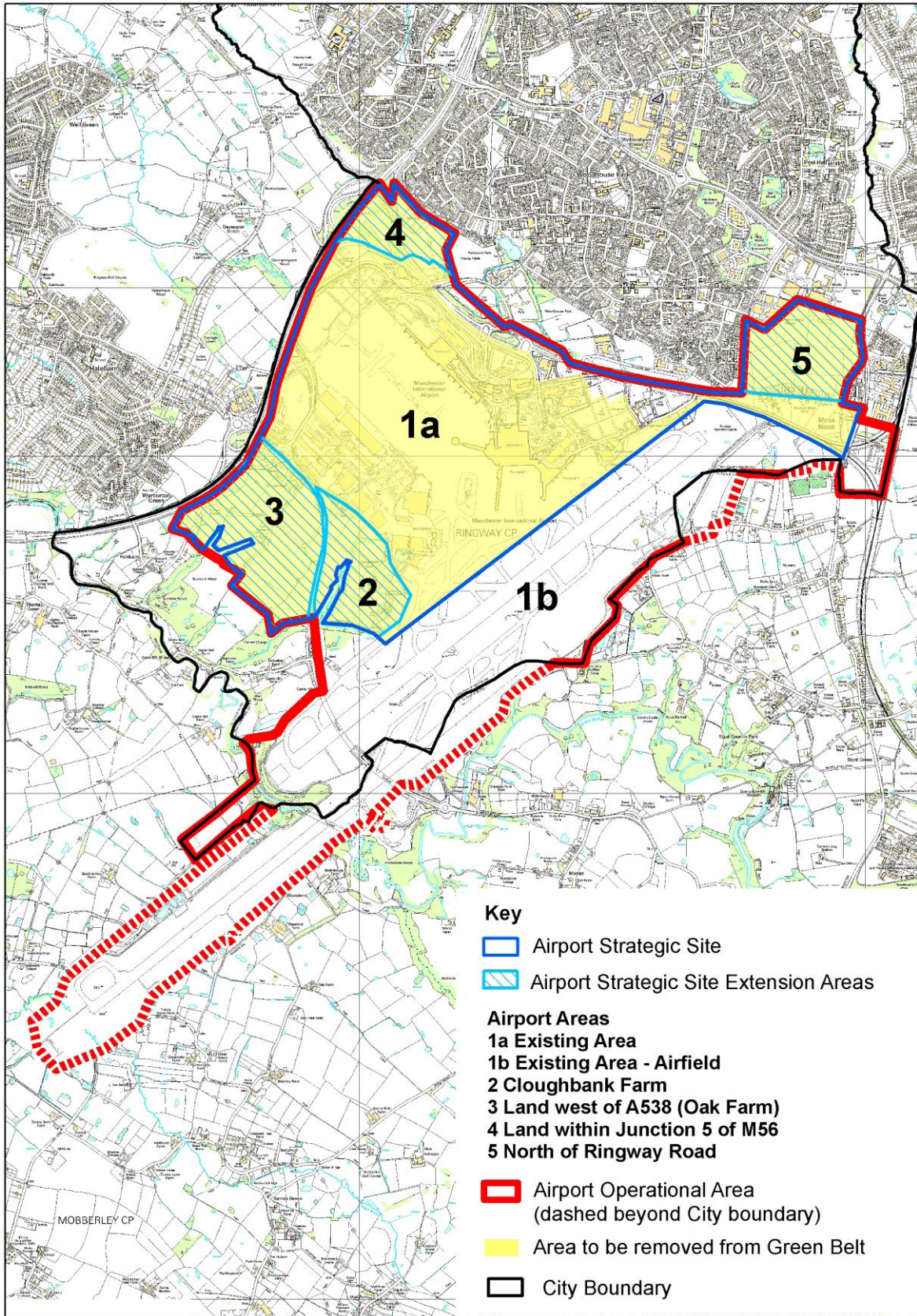


Table 2.2 – Partial Consultation Core Strategy Revised Topic Specific Policies

2.8 NOTE: where amendments have been made to the policies, the new text is shown bold and underlined. Deleted text has not been referenced – readers should refer to the full policy document for a complete picture of the changes. The Comments column has been used to signpost the general implications of the policy changes that have been made – it has been written from the perspective of matters that are relevant to considering the sustainability of the policies.

Component	Revised Policy Reference and Title	Proposed Policy Text (November 2009) original policy title and reference included in bold	Revised Policy Text (1 st July 2010) <u>(New text shown as bold and underlined - deleted text not shown)</u>	Comments
1. Housing	Policy H 7: Purpose Built Student Accommodation	<p>Policy Approach H 6 Student Accommodation</p> <p><i>[Note - If the Regulations change regarding the definition of a HMO and planning permission becomes necessary to let a C3 dwelling to a group of students the Council will re-consider the approach to student accommodation policies in the Core Strategy.]</i></p> <p>The provision of new purpose built student accommodation will need to satisfy the following criteria:-</p> <ol style="list-style-type: none"> 1. Sites should be easily accessible to the University campus by walking, cycling and public transport. 2. High density developments should be sited in locations where this is compatible with existing developments and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area. 	<p>Policy H 7: Purpose Built Student Accommodation</p> <p>The provision of new purpose built student accommodation will need to satisfy the criteria below.</p> <p><u>Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.</u></p> <ol style="list-style-type: none"> 1. Sites should be easily accessible to the University campus by walking and cycling. 2. High density developments should be sited in <u>the City Centre and</u> in other locations where this is compatible with existing developments and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area. 3. Proposals <u>that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through</u> 	<p>The changes have been made to better reflect MCC's regeneration priorities.</p> <p>The content of the policy replaces H6h from the proposed options document.</p> <p>The policy revisions include a stronger focus on an assessment of need for new accommodation coupled with an expectation that developers can provide confidence in the viability and deliverability of</p>

		<p>3. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans; and by closely integrating with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.</p> <p>4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.</p> <p>5. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation.</p>	<p><u>impact assessments on district centres and the wider area.</u> Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans <u>as student accommodation should</u> closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.</p> <p>4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.</p> <p>5. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined</p>	<p>proposals coming forward. This aims to promote a movement away from speculative development, to an approach more clearly focused on regeneration through practical implementation.</p>
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	<p>Policy DM5 Houses in Multiple Occupation</p>	<p>6. Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.</p> <p>7. The developer will be required to demonstrate that there is a need for additional student accommodation in terms of waiting lists for existing places.</p>	<p>with existing accommodation.</p> <p>6. <u>Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.</u></p> <p>7. Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.</p> <p>8. <u>There is currently a potential oversupply of student bed spaces in purpose built accommodation in the planning pipeline when matched against demand from both the projected growth in student numbers to 2014/15 (using a mid range growth scenario assumption) and latent demand from students living in the general rented sector. Therefore developers will be required to demonstrate that there is a need for additional student accommodation in terms of waiting lists for existing places, or that they have entered into a formal agreement with a University for the supply of bedspaces.</u></p> <p>9. <u>Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable. The Council will not support proposals that are speculative, where there is a possibility that planning permission will not be</u></p>	
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		<p>Policy Approach DM 5 Conversions</p> <p><i>[Note - If the Regulations change regarding the definition of a HMO and planning permission becomes necessary to let a C3 dwelling to a group of students this policy may be amended.]</i></p> <p>Conversions of existing properties into flats or houses in multiple occupation will be permitted only where the accommodation provided is of a high standard and where it will not materially harm character of the area having regard to the existing number of converted and non-family dwellings in the vicinity.</p>	<p><u>implemented.</u></p> <p>Policy DM 5: Houses in Multiple Occupation</p> <p>Change of use from a C3 dwelling house to a C4 HMO will not be permitted where over 20% of households within a 100 metre radius of the application sites fall within one or more of the following categories:</p> <ul style="list-style-type: none"> • Exempt from paying Council tax because they are entirely occupied by full time students. • Recorded on Private Sector Housing's database as a licensed HMO. • A property benefiting from C4 or sui generis HMO planning consent <p>Where evidence can demonstrate that there are shared houses within 100 metres of the application site which do not fall within the categories above the Council will include these.</p> <p>In marginal cases where concentrations within 100 metres of the application site are just below 20%, the City Council will examine property type in more detail and would exclude properties which would not be capable of being used in a way which meets the C4 definition from the total number of households when calculating the percentage as above.</p> <p>In areas where over 20% of households within 100</p>	<p>The policy alterations have been made to reflect changes in the legal framework governing houses in multiple occupation.</p> <p>The changes aim to ensure a fuller consideration of the impact of HMOs on the overall social fabric and diversity of an area. In particular, MCC is seeking to ensure that conversions to HMOs do not unduly reduce the availability of family accommodation within the City.</p>
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			<p>metres of the application site fall into the categories above, extensions to HMOs (as defined in the Housing Act 2004) would not be permitted where this could reasonably be expected to lead to an increase in the level of occupation.</p> <p>In parts of Manchester where the lack of family housing has threatened the sustainability of the community to the extent that regeneration activity with the specific intention of increasing the amount of family housing has taken place, there will be a presumption against changes of use which would result in the loss of a dwelling which is suitable for a family. Changes to alternative uses, including C4 and HMOs with more than six occupants, will only be acceptable where it can be demonstrated that there is no reasonable demand for the existing use.</p> <p>The approach above will also be used for change of use to a HMO which is classified as 'sui generis'.</p> <p>Conversions or change of use of existing properties into flats or houses in multiple occupation, where concentrations are lower than 20%, will be permitted only where the accommodation provided is of a high standard and where it will not materially harm the character of the area.</p>	
<p>2. Retail and Centres</p>	<p>Policy C 1: Centre Hierarchy</p>	<p>Policy Approach C 1 Centre Hierarchy</p> <p>In order to maintain the vitality and viability of its centres, provide services as locally as possible and</p>	<p>Policy C 1: Centre Hierarchy</p> <p>In order to maintain the vitality and viability of its centres, provide services as locally as possible and</p>	<p>The changes to the policy have been made to allow integration of the</p>

		<p>minimise the need to shop by car Manchester's retail hierarchy is:-</p> <ul style="list-style-type: none"> Manchester City Centre – forms part of the Regional Centre, is the main comparison shopping destination for the Manchester City Region and has a significant and expanding role as a key tourist destination. 17 District Centres – Cheetham Hill, Harpurhey, Gorton, Newton Heath, Openshaw, Sports City, Hulme, Longsight, Rusholme, Chorlton, Didsbury, Fallowfield, Levenshulme, Withington, Northenden, Wythenshawe and proposed new centre at Baguley These centres will continue to develop roles as key centres providing both local convenience and comparison shopping together with local services. 24 Local Centres - these include new designations at Higher Blackley Retail Park, Moston Lane, Harpurhey and Beech Road, Chorlton. Local centres will be supported in their role as focal points for local retailing and leisure activity as well as for community services and facilities. 	<p>minimise the need to shop by car Manchester's retail hierarchy is:</p> <ul style="list-style-type: none"> Manchester City Centre – <u>Top of the hierarchy with the largest centre and biggest catchment area.</u> It forms part of the Regional Centre, is the main comparison shopping destination for the Manchester City Region and has a significant and expanding role as a key tourist destination. 17 District Centres – Cheetham Hill, Harpurhey, Gorton, Newton Heath, Openshaw, Sportcity, Hulme, Longsight, Rusholme, Chorlton, Didsbury, Fallowfield, Levenshulme, Withington, Northenden, Wythenshawe and a proposed new centre at Baguley. These centres will continue to develop roles as key centres providing both local <u>food and non food shopping, leisure facilities, community activities, employment, and</u> local services. <u>Mixed use development will be promoted including when higher density residential development is provided within the scheme.</u> <u>22</u> Local Centres - <u>Victoria Avenue/Rochdale Road (Charlestown), Hollinwood Ave/Greengate (Moston), Landsdowne Rd/Crumpsall Lane (Crumpsall), Worsley Ave/Kenyon Lane (Lightbourne), Moston Lane (Harpurhey), Ashton New Road/Manchester Road (Beswick and Clayton), Precinct Centre,</u> 	<p>findings of an updated Quantitative Retail Study and amended Retail Development Strategy. Policy C1 has been augmented to include full reference to the Local Centres within MCC.</p>
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	<p>Policy CC8: City Centre Retail</p>		<p><u>Oxford Road (Ardwick/Hulme), Hyde Rd/Reddish Lane (Gorton North), Princess Rd/Claremont Rd (Moss Side), Withington Rd/Yarburgh St (Whalley Range), Claremont Rd (Moss Side), Dickenson Rd/Anson Rd Longsight/Rusholme), Manchester Rd/Upper Chorlton Rd (Whalley Range), Lloyd St South/Platt Lane/Hart Rd (Fallowfield), Kingsway/Slade Lane (Levenshulme), Beech Rd/Stockton Rd/Chorlton Green (Chorlton), Barlow Moor Rd/Mauldeth Rd West (Chorlton), Mauldeth Rd (Withington), Kingsway/Mauldeth Rd (Burnage), Burnage Lane (Burnage), Burton Road/Cavendish Road/Lapwing Lane (Barlow Moor), Fog Lane/Lane End/Burnage Lane (Burnage).</u></p> <p><u>The Core Strategy establishes a new designation at Moston Lane, Harpurhey which has become a popular destination for local residents in recent years for both food and non food shopping, visiting local restaurants and accessing local services.</u> Local centres will be supported in their role as focal points for local small scale retailing and leisure activity as well as for community services and facilities that meet local needs.</p> <p>Selected Supporting Text</p> <p>Manchester's centre hierarchy comprises the City Centre,; 16 District Centres; 21 local centres and 5</p>	<p>The City Centre Retail policy has been amended to incorporate additional detail on MCC expectations in respect to re-use of existing retail buildings and the quality of design that will be favoured</p>
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		<p>Policy Approach CC 8 Retail</p> <p>Retail is a principal city centre use and can be appropriate throughout the centre. However, large-scale developments will be focused in or adjacent to the Primary Shopping Area.</p> <p>In other parts of the City Centre, retail will be promoted which can serve the local community (such as small scale convenience provision) or which contributes to the area’s character.</p> <p>Approximately 30,000 sqm of new retail floorspace will be provided in the City Centre over the plan period.</p> <p>The City Council is particularly supportive of the growth of the independent retail sector, which has become a defining feature of several quarters in the City Centre. Mixed developments which include retail units will be expected to demonstrate that these units will be occupied.</p>	<p>out-of-town shopping centres. At the out of town shopping centres, opportunities will be taken through refurbishment and replacement to improve the retail environment and reduce the impact on neighbouring residents, in line with PPS4.</p> <p>Policy CC8 City Centre Retail</p> <p><u>Within the City Centre retail development will be concentrated within the primary shopping area followed by accessible edge of centre locations.</u> However, large-scale developments will be focused in the Primary Shopping Area (PSA), <u>which is identified on the proposals map. Proposals for new development will be assessed against relevant design policies in the Manchester LDF and in particular must respect existing built heritage and public realm. Proposals should also be developed in line with Policy CC6 (Partnership) to ensure that development delivers the most attractive and usable shopping environment.</u></p> <p><u>Modern retailing has a tendency towards requiring large formats, which may be difficult to accommodate within the established retail core. If proposals come forward which cannot be accommodated within the PSA or identified potential extensions, the City Council will consider areas beyond the PSA. Any such proposal should:</u></p>	<p>in the City.</p> <p>Particular emphasis is placed on the need to respect the built heritage of Manchester and deliver enhanced accessibility, connectivity and high quality public realm as part of improving the overall shopping experience. The Policy also notes the changing role of the City, which includes meeting the needs of an expanding residential population.</p> <p>Circumstances under which development will be permitted to extend outside the PSA are also clarified.</p>
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			<ul style="list-style-type: none"> • <u>make a positive impact on the built environment and the public realm, ensuring that new development is of the highest design quality,</u> • <u>create strong linkages to the primary shopping area, especially on foot,</u> • <u>be accessible by public transport and</u> • <u>have an acceptable impact on the highway network.</u> <p><u>A minimum of 30,000 sqm of new non-food retail floorspace will be provided in the City Centre over the plan period.</u></p> <p><u>As well as the regional focus for comparison retail, the City Centre has a growing role as a place where people live. The current shortage of food retail means that residents travel outside the City Centre to access food shopping, especially those who prefer to use supermarkets. The Council will therefore support the development of supermarket provision to serve the City Centre. This should be as close to the City Centre as possible, and should also be in a location which supports the growth of new residential areas such as Ancoats and New Islington. The provision of improved food retail for the City Centre will create a more sustainable and attractive place to live and reduce pressure on over-trading supermarkets</u></p>	
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	<p>Policy C 2: District centres</p>	<p>Policy Approach C 2 District Centres</p> <p>New retail development should reflect the established centre hierarchy, ensuring that people have good access to shopping, leisure and community facilities which meet their day to day needs.</p>	<p><u>outside the City Centre, thereby also improving the quality of retail in these locations.</u></p> <p><u>Across the</u> City Centre, retail will be <u>supported where it would</u> serve <u>a</u> local community (such as small scale convenience provision) or contribute to the area’s character. The City Council is particularly supportive of the growth of the independent retail sector, which has become a defining feature of several quarters in the City Centre.</p> <p>Mixed developments which include retail units will be expected to demonstrate that these units will be occupied.</p> <p>Selected Supporting Text</p> <p>Manchester City Centre is the busiest shopping location outside of London and the strength of its retail offer is reinforcing the reputation of the City.</p> <p>The success of the City Centre’s retail offer depends on quality of environment as well as the quality of retail. In the retail core there will be an emphasis on creating a pedestrian friendly environment, including pedestrian priority zones.</p> <p>Policy C 2: District centres</p> <p><u>Development will support thriving district centres, with good local character, providing a good range of accessible public services, retail, leisure and local facilities. In delivering this vision provision will be made for the following amounts of</u></p>	<p>The policy revisions add considerably more detail about MCC aspirations in terms of the character and form of the district centres incorporating old Policy Approach C3.</p> <p>The revisions are more prescriptive about the considerations that should inform the generation of development proposals – greater emphasis is placed on ensuring that retail development better meets potential for wider regeneration benefits. The opportunity to</p>
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	<p>Policy C 3: North Manchester District Centres</p>	<p>Policy Approach C 3 Viability and Vitality</p> <p>Development in district centres will contribute to the vitality and viability of these locations. Developments which would excessively alter the role of centres will not be supported. In particular, the Council will ensure that retail remains the principle use in the identified Primary Shopping Areas, and that opportunities for commercial and service uses are preserved elsewhere in district centres.</p> <p>Any proposals for development which could threaten the Council's objective of having high quality centres which provide good access to food and services will not be supported.</p>	<p><u>additional retail floorspace to 2027.</u></p> <p><u>----- sqm gross food retail floorspace</u></p> <p><u>----- sqm non food retail floorspace</u></p> <p><u>In delivering these targets priority will be given to identifying and delivering in centre and edge of centre redevelopment opportunities.</u></p> <p><u>Development will be encouraged, where appropriate to the role and function of each identified centre, in order to:</u></p> <ul style="list-style-type: none"> <u>Support a balanced approach to the planned level of housing and employment growth for each centre;</u> <u>Positively contribute to the re use and regeneration of land and premises, together wider regeneration and investment strategies;</u> <u>Positively contribute to the diversity and mix of uses within centres without undermining their primary retail function.</u> <p>New development should reflect the established centre hierarchy, ensuring that people have good access to shopping, leisure and community facilities which meet their day to day needs.</p> <p><u>Development in district centres will contribute to the vitality and viability of these locations. In particular, the Council will ensure that retail remains the principal use in the identified Primary</u></p>	<p>integrate GI into development proposals is also referenced.</p> <p>No change in strategy for Cheetham Hill and</p>
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	<p>Policy C 4: East Manchester District Centres</p>	<p>New development should ensure improvements to the quality of the centre environment.</p> <p><u>North Manchester - Cheetham Hill and Harpurhey</u></p> <p>There is limited capacity for growth in both food and non food retail in the north area of the City following the opening of a large new foodstore in Cheetham Hill. Any more significant increases in food provision will directed towards Harpurhey recognising the character of Cheetham Hill and the greater opportunities within Harpurhey. It is a priority to improve the quality of the shopping environment in both centres through a programme of environmental</p>	<p><u>Shopping Areas, and that opportunities for commercial and service uses are preserved elsewhere in district centres.</u></p> <p><u>New development should respect and enhance the character of existing centres.</u></p> <p><u>Proposals which would excessively alter the role of centres or could threaten the Council's objective of having high quality centres which provide good access to food and services will not be supported.</u></p> <p><u>New development should ensure improvements to the quality of the centre environment including consideration for improvements its green infrastructure and measures to assist in adapting to climate change (see also Green Infrastructure Policy En 9).</u></p> <p><u>Policy C 3: North Manchester District Centres</u></p> <p>Cheetham Hill and Harpurhey</p> <p>There is limited capacity for growth in both food and non food retail in the north area of the City following the opening of a large new foodstore in Cheetham Hill. Any more significant increases in food provision will be directed towards Harpurhey recognising the character of Cheetham Hill and the greater opportunities within Harpurhey. It is a priority to improve the quality of the shopping environment in</p>	<p>Harpurhey.</p> <p>The amendments clarify the expectation that additional food retail requirements will be met through development within the District Centre</p>
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	<p>Policy C 5:</p>	<p>improvements, to ensure that both centres meet the needs of local people. There are opportunities to introduce some new housing into both centres with relatively small scale employment sites also identified in Harpurhey.</p> <p><u>East Manchester - Gorton, Newton Heath, Openshaw and Sportcity</u></p> <p>A recently opened superstore in Gorton and a recently approved large mixed use retail led approval in Openshaw mean there is limited capacity in the area for further food and non food retailing in East Manchester. Sportcity is a modern popular centre which will be supported by further housing, economic and sports/cultural led development adjacent to the centre. Newton Heath is a large more traditional but underperforming centre offering significant</p>	<p>both centres through a programme of environmental improvements, to ensure that both centres meet the needs of local people. There are opportunities to introduce some new housing into both centres with relatively small scale employment sites also identified in Harpurhey.</p> <p>Selected Supporting Text</p> <p>Cheetham Hill is approximately 1.4 miles to the NE of Manchester CC and is home to a strong multi ethnic community. A priority will be to reduce retail leakage and improve the environment in the centre.</p> <p>Harpurhey is 4 miles from the CC. Recent investment has significantly enhanced the centre providing a new market, shops and leisure centre.</p> <p><u>Policy C 4: East Manchester District Centres</u></p> <p>Gorton, Newton Heath, Openshaw and Sportcity</p> <p>A recently opened superstore in Gorton and a recently approved large mixed use retail led approval in Openshaw mean there is limited capacity in the area for further food and non food retailing in East Manchester. Sportcity is a modern popular centre which will be supported by further housing, economic and sports/cultural led development adjacent to the centre, <u>within the regional centre.</u></p> <p>Newton Heath is a more traditional but</p>	<p>boundaries at Newton Heath.</p> <p>No change in strategy for Hulme, Longsight and</p>
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	<p>Central Manchester District Centres</p>	<p>opportunities for new housing and smaller scale employment sites. Gorton, Newton Heath and Openshaw centres need further investment and environmental improvements to strengthen their sense of place and give a clearer sense of definition.</p> <p><u>Central Manchester - Hulme, Longsight and Rusholme</u></p> <p>The traditional linear centres of Longsight and Rusholme set out along key radial routes are complimented by a modern centre at Hulme. There is some further capacity for additional food and non food</p>	<p>underperforming centre offering significant opportunities for new housing and smaller scale employment sites. <u>There is additional capacity for food retail in Newton Heath derived from current leakage of spending and the expected level of residential development in this part of the City. This could be delivered within the existing District Centre boundaries, ideally as part of a mixed use development.</u></p> <p>Gorton, Newton Heath and Openshaw centres need further investment and environmental improvements to strengthen their sense of place and give a clearer sense of definition.</p> <p>Selected Supporting Text</p> <p>Recent regeneration activity has stopped the economic and population decline experienced in this area in recent times. The establishment of Sportcity as a new district centre has significantly enhanced the overall retail offer for East Manchester.</p> <p><u>Policy C 5: Central Manchester District Centres</u></p> <p>Hulme, Longsight and Rusholme</p> <p>There is further capacity for additional food retail in the area. Rusholme lacks a large key anchor food store and identified capacity will be directed to Rusholme district centre <u>as a first priority</u>. This will</p>	<p>Rusholme.</p>
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		<p>retail in the area. Rusholme lacks a large key anchor food store and identified capacity will be directed to Rusholme district centre. This will help meet needs of local residents and offering greater choice. It will be important to protect the centre's local character and its key role through new development. However opportunities are limited given the constrained nature of Rusholme district centre. The improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors to the centres.</p>	<p>help meet needs of local residents and offer greater choice. It will be important to protect the centre's local character and its key role through new development. However opportunities are limited given the constrained nature of Rusholme district centre.</p> <p><u>Edge of centre sites will be considered if they are well connected to the centre and they meet key policy texts within PPS4.</u></p> <p><u>Opportunities exist in Hulme for further growth to support medium scale extension to existing foodstore or a new development in the longer term. There is an undeveloped site adjacent to the car park which could come forward for non food or other non retail uses appropriate to a centre.</u></p> <p><u>Core Strategy priority will be to direct identified opportunities for growth in Longsight to provide for small/medium scale extension to existing large foodstore as part of a wider development to improve its accessibility, supporting stronger linked trips to the rest of the centre.</u></p> <p><u>The improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors to the centres. There is some further capacity for additional food and non food retail in the area. Rusholme lacks a large key anchor food store and identified capacity will be directed to Rusholme district centre as a first priority. This</u></p>	
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	<p>Policy C 6: South Manchester District Centres</p>	<p><u>South Manchester - Chorlton, Didsbury, Fallowfield.</u></p>	<p><u>will help meet needs of local residents and offer greater choice. It will be important to protect the centre's local character and its key role through new development. However opportunities are limited given the constrained nature of Rusholme district centre.</u></p> <p><u>The improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors to the centres.</u></p> <p>Selected Supporting Text</p> <p>Hulme district centre is anchored by a strongly performing food store. Its retail offer is complemented by an indoor market and a recently developed traditional high street. A large modern office park is immediately adjacent. Retail leakage is significant.</p> <p>Rusholme district centre has a distinctive character, including the strong influence of Asian trade and the likely evening economy. However there is a lack of large scale food shopping and non food shopping as well as public facilities. The area has a poor environment and streetscape.</p> <p>Longsight provides a main food retail focus for the A6 corridor.</p> <p><u>Policy C 6: South Manchester District Centres</u></p>	<p>No change in strategy for Chorlton, Didsbury, Fallowfield, Withington and Levenshulme.</p>
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	<p>Policy C 7: Wythenshawe District Centres</p>	<p><u>Withington and Levenshulme</u></p> <p>South Manchester's centres are all our located in highly accessible locations, adjacent to key transport corridors. Across the area there is capacity for both further food and non food retailing floorspace. Chorlton centre has a strong independent retailing profile and this is a strong focus for its overall retailing and service offer. However a significant number of its local residents are shopping outside Chorlton. Identified capacity will be directed to Chorlton centre to support more sustainable shopping patterns. Other centres in South Manchester are more physically constrained but further expansion retailing and other services will be supported, appropriate in scale to the role and function of the centre, that enhance the existing character of these centres. New housing and employment sites have been identified in Chorlton with other centres again offering more limited opportunities. A priority for all centres will be further environmental improvements to the shopping environment.</p>	<p>Chorlton, Didsbury, Fallowfield, Withington and Levenshulme</p> <p>South Manchester's centres are all located in highly accessible locations, adjacent to key transport corridors. Across the area there is capacity for both further food and non food retailing floorspace. Chorlton centre has a <u>healthy independent retail sector which contributes to the character of the</u> overall retailing and service offer. However a significant number of its local residents are shopping outside Chorlton. Identified capacity will be directed to Chorlton centre to support more sustainable shopping patterns.</p> <p>Other centres in South Manchester are more physically constrained but further expansion retailing and other services will be supported, appropriate in scale to the role and function of the centre, that enhance the existing character of these centres. New housing and employment sites have been identified in Chorlton with other centres again offering more limited opportunities. A priority for all centres will be further environmental improvements to the shopping environment.</p> <p>Selected Supporting Text</p> <p>Chorlton is the largest shopping centre in Manchester outside of the City Centre. Highly accessible public transport will be enhanced by the Metrolink extension. Chorlton is recognised for its significant independent</p>	<p>Minor clarifications in the wording add emphasis to the connection between the range of services and the role and function of the centres.</p>
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		<p><u>Wythenshawe - Baguley, Northenden and Wythenshawe Town Centre</u></p> <p>Across the Wythenshawe area these three centres have very different characters with Northenden offering a traditional village shopping environment and Wythenshawe a post war planned civic centre, while Baguley is a modern centre anchored by a large foodstore and non food retailing concentrated in the adjacent Brookway Retail Park.</p> <p>There has been some identified capacity for further food and non food retailing and the priority will be to direct this towards Wythenshawe, which will benefit from significant investment in food provision to increase the attractiveness of the centre, retain spending in the area, offer local residents greater choice and address design issues. In Northenden priorities will be to expand the main food provision</p>	<p>retailing profile.</p> <p>Didsbury is a strong centre with a focus on leisure oriented shopping and restaurants and bars associated with the evening economy.</p> <p>Fallowfield performs strongly on key measures including a low vacancy rate and is anchored by a large food store.</p> <p>Levenshulme has a good independent retail offer that attracts significant numbers of visitors to the centre.</p> <p><u>Policy C 7: Wythenshawe District Centres</u></p> <p>Baguley, Northenden and Wythenshawe Town Centre</p> <p>Across the Wythenshawe area these three centres have very different characters with Northenden offering a traditional village shopping environment and Wythenshawe a post war planned civic centre while Baguley is a modern centre anchored by a large foodstore and non food retailing concentrated in the adjacent Brookway Retail Park.</p> <p><u>Wythenshawe centre serves as hub for delivery of services to its community and further opportunities will be taken to develop this role.</u></p> <p>There has been some identified capacity for further food and non food retailing and the priority will be to direct this towards Wythenshawe, <u>where investment in the overall retail offer will</u> increase the attractiveness of the centre, retain spending in the</p>	
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	<p>Policy C 8: Out of centre development</p>	<p>and including through the consolidation of the centre boundary, focus benefits of investment in further developing its village character. Baguley would benefit from design improvements focused alongside an increase in capacity that can meet local needs and improve the quality of the shopping environment. Regeneration of Wythenshawe will incorporate high density housing and replacement of outmoded office space. While Northenden offers more limited opportunities to introduce high density housing immediately adjacent to the centre, a key issue for Baguley will be to develop its service provision. Wythenshawe centre serves as hub for delivery of services to its community and further opportunities will be taken to develop this role.</p>	<p>area, offer local residents greater choice and address design issues. Regeneration of Wythenshawe will incorporate high density housing and replacement of outmoded office space.</p> <p>Baguley, <u>in West Wythenshawe</u>, would benefit from design improvements focused alongside an increase in capacity <u>to</u> meet local needs and improve the quality of the shopping environment. <u>These design improvements will give Baguley a greater sense of place and feeling more like a traditional centre through the provision of a smaller retail units to complement the anchor role of the large foodstore. It is also a key priority to improve the range of services available in Baguley.</u></p> <p>In Northenden priorities will be to <u>improve</u> the main food provision <u>within the current centre</u>, focusing benefits of investment in further developing its village character.</p> <p>Selected Supporting Text</p> <p>Wythenshawe is a large centre underpinned by a recently redeveloped large foodstore. The ongoing regeneration of Wythenshawe will incorporate high density housing and replacement of outmoded office space, while taking opportunities to develop the leisure/night time economy including new hotels. The proposed Metrolink extension to Manchester Airport will increase accessibility.</p> <p>Baguley West Wythenshawe offer the most</p>	<p>Policy C8 elaborates on the provisions of policy approach C4. It presents a different approach to the development of out of centre retailing, identifying a presumption against development and providing clear guidance on the circumstances</p>
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		<p>Policy Approach C 4 Out of centre retailing</p> <p>Proposals to enhance the shopping environment including improvements to its servicing and functioning and also reduce the impact of the retail operations on the amenities of residents of neighbouring residential properties, will be supported.</p>	<p>sustainable shopping location for surrounding communities. The range of services will be expanded to include healthcare and Council services.</p> <p>Northenden is a large historic centre characterised by a Conservation Area designation. Priorities will be to expand the main food provision.</p> <p><u>Policy C 8: Out of centre development</u></p> <p><u>New development on out of centre sites will be resisted unless it can meet the following criteria:</u></p> <ul style="list-style-type: none"> • <u>There are no more central sites that are available, suitable and viable</u> • <u>It will not have an unacceptable adverse impact, including cumulative impact, on the vitality and viability on City Centre and surrounding district and local centres;</u> • <u>It supports the delivery of the spatial planning vision and strategy as set out in this Core Strategy;</u> • <u>The proposal is appropriate in terms of its scale and function to its location;</u> • <u>The proposal helps maintain and develops the range of shops, leisure, services and other town centre uses that meet the needs of the community.</u> 	<p>under which it may be considered acceptable. This includes safeguards for the vitality and viability of existing centres.</p>
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3. Energy and Climate Change	Policy EN1: Reducing CO ₂ Emissions by Enabling Low and Zero Carbon Development	<p>Policy Approach En 1 Achieving a Reduction in CO₂ Emissions through New Development</p> <p>The City Council will seek to decouple growth in the economy and growth in CO₂ emissions, through the following actions:</p> <ul style="list-style-type: none"> • All development must follow the principle of the Energy Hierarchy. • Wherever possible new development must be located and designed in a manner that allows advantage to be taken of opportunities for decentralised, low and zero carbon energy. • Where possible new development will be used as a mechanism to help improve energy efficiency and increase decentralised, low-carbon energy supplies to existing buildings. • Where appropriate new development will be required to connect to existing decentralised heat and/or power schemes or incorporate provision to enable future connection to any planned / potential decentralised heat and/or power schemes. 	<p>Policy En 1: <u>Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development</u></p> <p>The City Council will seek to <u>reduce fuel poverty and</u> decouple growth in the economy from growth in CO₂ emissions <u>and rising fossil fuel prices</u>, through the following actions:</p> <ul style="list-style-type: none"> • All development must follow the principle of the Energy Hierarchy <u>being designed:</u> <ul style="list-style-type: none"> • <u>to reduce the need for energy through design features that provide passive heating, natural lighting and cooling</u> • <u>to reduce the need for energy through energy efficient features such as improved insulation and glazing</u> • <u>to meet residual energy requirements through the use of low or zero carbon energy generating technologies</u> • Wherever possible new development, <u>including energy generation plant</u>, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy <u>supplies</u>. • Where possible new development will also be used as a mechanism to help improve energy efficiency and <u>provide low and zero</u> carbon 	<p>The policies have been updated to reflect the findings of additional work undertaken on the AGMA Decentralised Energy Study. Terminology has been altered to Low and Zero Carbon Development, in line with alterations to national policy. Additional detail adds clarity to the expectations of MCC in terms of developer responsibilities and provides a stronger base from which to develop lower level policies (e.g. through DPDs).</p>
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			<p>energy supplies to existing buildings.</p> <ul style="list-style-type: none"> • Where appropriate new development will be required to connect to <u>and/or make contributions to low or zero carbon energy schemes and/or to</u> incorporate provision to enable future connection to any <u>existing</u>/potential decentralised <u>energy</u> schemes. <p>Selected Supporting Text</p> <p>The vision for the City to be a growing economy in the front rank of European and world cities will inevitably mean increased development and an increasing population. In this context the Council seeks to reduce CO₂ emissions:</p> <ul style="list-style-type: none"> • To achieve growth in the economy in a sustainable manner which reduces CO₂ emission from energy and transport in line within national targets; • To protect the future competitiveness of the economy by taking measures to insulate it from further fossil fuel price rises and increase energy security; • To positive the City as a low carbon investment location, in line with Manchester City Region's designation as a Low Carbon Economic Area. 	
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	<p>Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure</p>	<p>Policy Approach En 2 Strategic Areas for Low Carbon, Decentralised and Renewable Energy Development</p> <p>Within Manchester it is considered that the following strategic areas will have a major role to play in achieving an increase in the level of decentralised, low carbon and renewable energy available:</p> <ul style="list-style-type: none"> • Regional Centre, which also includes the Oxford Road Corridor and Sportcity • District Centres • Inner Areas (East, North and Central Manchester) • Strategic housing sites • Strategic employment sites <p>The City Council will work with all relevant stakeholders, which may include residents, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward more detailed proposals for decentralised low and zero carbon energy infrastructure in these areas.</p> <p>Where investment or development is being undertaken into or adjacent to a public building, full consideration shall be given to the potential role that the public building can have in providing an anchor load within a decentralised energy network.</p>	<p>Policy En 2: Strategic Areas <u>and Locations</u> for low <u>and zero</u> carbon decentralised <u>energy infrastructure</u></p> <p>Within Manchester it is considered that the following strategic areas, <u>indicated on the key diagram</u>, will have a major role to play in achieving an increase in the level of decentralised, low <u>and zero</u> carbon energy <u>supplies</u> available:</p> <ul style="list-style-type: none"> • The Regional Centre, which also includes the Oxford Road Corridor and Eastlands • District Centres <u>and associated major development sites</u> • <u>Airport Strategic Site</u> • Strategic housing <u>locations</u> • Strategic employment <u>locations</u> <p><u>Within these areas new development, regeneration and retrofit projects, will be expected to take place in the context of</u> more detailed proposals for decentralised low and zero carbon energy infrastructure <u>in the form of energy proposals plans. The developer would be required to work with</u> the City Council <u>and</u> all relevant stakeholders, which may include residents, <u>community groups</u>, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, <u>to bring forward such plans.</u></p>	<p>The Airport Site has been added to the list of sites suitable for contributing to an increase in low and zero carbon energy supplies available.</p> <p>The policy additions clarify the need for energy proposals plans to be produced and extend the list of development types to which MCC considers them appropriate.</p>
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			<p>Where investment or development is being undertaken into or adjacent to a public building/<u>asset or district heating network</u>, full consideration shall be given to the potential role that <u>these</u> can have in providing an anchor load within a decentralised energy network <u>or in creating opportunities for CO₂ reduction funded by contributions.</u></p> <p>Selected Supporting Text</p> <p>A set of 'allowable solutions' will be specified for each energy proposals plan that developers will be able to, or in some cases will be required to, make contributions to in order to obtain CO₂ credits. The City Council will work with other local authorities to promote a coordinated approach to planning energy infrastructure across the City Region with the aim of achieving greater CO₂ reductions than would be possible through Manchester acting unilaterally.</p>														
	<p>Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies</p>	<p>Policy Approach En 3 CO₂ Emissions Reductions Target Framework</p> <p>Table 14.1</p> <table border="1" data-bbox="568 1161 1144 1417"> <thead> <tr> <th rowspan="2">Planning Designation</th> <th colspan="3">Minimum CO₂ reduction targets</th> <th rowspan="2">Proposed Allowable Solutions</th> </tr> <tr> <th>2011-2015</th> <th colspan="2">2016-onwards</th> </tr> </thead> <tbody> <tr> <td></td> <td>% of regulatory target</td> <td>Unregulated target%</td> <td>% of regulatory target</td> <td>Unregulated target%</td> </tr> </tbody> </table>	Planning Designation	Minimum CO ₂ reduction targets			Proposed Allowable Solutions	2011-2015	2016-onwards			% of regulatory target	Unregulated target%	% of regulatory target	Unregulated target%	<p>Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies</p> <p>Applications for <u>residential</u> development of 10 or more units <u>and all other development over</u> 1,000 sq m will be <u>expected</u> to <u>comply with the</u> target framework set out below. <u>This should be demonstrated through</u> an energy statement, <u>submitted as part of the Design and Access Statement</u>. Such a statement will <u>be expected</u> to set out the projected energy demand and gross CO₂</p>	<p>The re-formatting of the table setting out the target framework simplifies the presentation of targets and removes the ambiguity of the earlier iteration</p>
Planning Designation	Minimum CO ₂ reduction targets			Proposed Allowable Solutions													
	2011-2015	2016-onwards															
	% of regulatory target	Unregulated target%	% of regulatory target	Unregulated target%													

		Target 1: Network expansion area	80	80	35	Balance % (regulated) 80 (unregulated)	Developer Contribution to network expansion linking existing buildings	<p>emissions (i.e. both regulated and unregulated) for all phases of the development.</p> <p>Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will still be expected to meet the minimum target by following the energy hierarchy and incorporating appropriate micro-generation technologies. Policy Approaches En1 and En3 will therefore still apply.</p> <p><u>The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows</u></p> <ul style="list-style-type: none"> • Network development areas: Locations where the proximity of new and existing buildings create sufficient density to support district heating (and cooling). • Electricity intense areas: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes. • Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to practical. <p>Domestic CO₂ targets 2010-2016</p> <table border="1"> <thead> <tr> <th>Target</th> <th colspan="2">% Minimum Requirement</th> </tr> <tr> <td></td> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Target	% Minimum Requirement			From	To			
		Target	% Minimum Requirement														
			From	To													
Target 2: Electricity intense area	60	42	100	80	Developer contribution either to local installations or to City Region investment fund once established.												
Target 3: Micro generation area	60	34	100	80	Developer contribution either to local installations or to City Region investment fund once established.												

Framework Principles:

- The regulatory CO₂ reduction targets are national requirements measured against Building Regulations Part L 2006. These are planned to increase over time (details are in table 14.2). The Manchester City Council framework requires that a proportion of the regulatory reduction is met through energy supply.*
- Unregulated energy use is to be estimated using the National Calculation Methodology for building*

(arising from the inclusion of 4 different targets). Expectations on developers are also expressed with greater clarity, linked to specific types of development. The expectations in terms of the amount of information required for development management are clearly set out.

		<p>types.</p> <p>3. By 2016 residential development will need to be zero carbon. Target 1, however, recognises that it may be difficult and too costly to reach a target of 100% zero carbon on site. A target of 35% regulatory emissions has therefore been proposed with the 'balance %' i.e. the remaining 65% of carbon emissions reductions being achieved through allowable solutions such as the developer linking existing building into an expanding district heating network.</p> <p>4. Allowable solutions could include on/near site technologies or off-site 'allowable' solutions. Contributions to a City Region investment fund would enable the development of large scale stand alone renewable energy generating schemes, which would result in greater CO₂ emissions reductions at a lower cost to the developer. This would only become one of the 'allowable solutions' once a City Region investment fund had been set up. Further advice on 'allowable solutions' will be given following further national guidance on this matter expected from the Government before 2010.</p> <p>Definitions:</p> <p>Network expansion area: locations where the proximity of new and existing buildings creates sufficient density to support district heating and cooling.</p>	<p>Target 1: <u>Network development area</u> <u>Mixed use and high-density residential developments located in strategic areas for development as defined by Policy En2 will be expected, where viable, to anchor the development of district heating networks. Medium to high-density residential development in areas with existing networks will be expected to connect those existing networks.</u></p>	<p><u>CHP/district heating anchor or connection</u></p>	<p><u>Up to +73% increase on Part L</u></p>	
			<p>Target 2: <u>Electricity intense buildings</u> <u>Apartments with electric heating that are not connected to decentralised energy networks will be expected to mitigate a proportion of their emissions using low or zero carbon technologies. This will include significant retrofit projects.</u></p>	<p><u>+17% increase on Part L</u></p>	<p><u>Up to +56% increase on Part L</u></p>	
			<p>Target 3: <u>Micro generation area</u> <u>Medium to low density developments that are not in RSS priority areas for development will</u></p>	<p><u>+15% increase on Part L</u></p>	<p><u>Up to +49% increase on Part L</u></p>	

		<p><i>Electricity intense area: Locations where the predominant building type has an all electric fit-out, creating high associated CO₂ emissions.</i></p> <p><i>Micro-generation area: Locations where lower densities and a fragmented mix of uses mean that only building scale solutions area possible</i></p> <p>It is proposed that all applications for developments above 10 residential units or 1,000 sqm will be required to have an accompanying energy statement. Such a statement will have to set out the projected energy demand profile and associated gross CO₂ emissions (i.e. both regulated and unregulated), for all phases of the development.</p> <p>The statement will need to set out how the developer will meet the appropriate target set out in the framework above. The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). The methodology for this statement and guidelines setting out how the above targets are to be applied to development proposals are set out in Appendix A.</p> <p>Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will be expected to incorporate appropriate micro-generation technologies. Policy Approach En1 will still apply.</p>	<p><u>be expected to mitigate a proportion of their emissions using low or zero carbon technologies.</u></p>																	
<p>Non-domestic CO₂ targets 2010-19</p>																				
<table border="1"> <thead> <tr> <th data-bbox="1164 475 1478 526" rowspan="2">Target</th> <th colspan="2" data-bbox="1478 475 1736 526">% Requirement</th> </tr> <tr> <th data-bbox="1478 526 1612 550">From</th> <th data-bbox="1612 526 1736 550">To</th> </tr> </thead> <tbody> <tr> <td data-bbox="1164 550 1478 845"> <p>Target 1: Network development area Mixed use developments in priority areas for development will be expected, where viable, to anchor the development of district heating networks. Development in areas with existing networks will be expected to connect to a network</p> </td> <td data-bbox="1478 550 1612 845"> <p>CHP/district heating anchor or connection</p> </td> <td data-bbox="1612 550 1736 845"> <p>Up to +73% increase on Part L</p> </td> </tr> <tr> <td data-bbox="1164 845 1478 1165"> <p>Target 2: Electricity intense buildings Commercial uses with a high proportion of emissions from electricity use (>45 kg CO₂/m²) that are not connected to decentralised energy networks will be expected to mitigate a proportion of their emissions using low or zero carbon technologies</p> </td> <td data-bbox="1478 845 1612 1165"> <p>+10% increase on Part L</p> </td> <td data-bbox="1612 845 1736 1165"> <p>Up to +28% increase on Part L</p> </td> </tr> <tr> <td data-bbox="1164 1165 1478 1412"> <p>Target 3: Micro generation area Single use, lower density developments that are not in priority areas for development will be expected to mitigate a proportion of their emissions using low or zero carbon technologies.</p> </td> <td data-bbox="1478 1165 1612 1412"> <p>+15% increase on Part L</p> </td> <td data-bbox="1612 1165 1736 1412"> <p>Up to +42% increase on Part L</p> </td> </tr> </tbody> </table>							Target	% Requirement		From	To	<p>Target 1: Network development area Mixed use developments in priority areas for development will be expected, where viable, to anchor the development of district heating networks. Development in areas with existing networks will be expected to connect to a network</p>	<p>CHP/district heating anchor or connection</p>	<p>Up to +73% increase on Part L</p>	<p>Target 2: Electricity intense buildings Commercial uses with a high proportion of emissions from electricity use (>45 kg CO₂/m²) that are not connected to decentralised energy networks will be expected to mitigate a proportion of their emissions using low or zero carbon technologies</p>	<p>+10% increase on Part L</p>	<p>Up to +28% increase on Part L</p>	<p>Target 3: Micro generation area Single use, lower density developments that are not in priority areas for development will be expected to mitigate a proportion of their emissions using low or zero carbon technologies.</p>	<p>+15% increase on Part L</p>	<p>Up to +42% increase on Part L</p>
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<p>Target 1: Network development area Mixed use developments in priority areas for development will be expected, where viable, to anchor the development of district heating networks. Development in areas with existing networks will be expected to connect to a network</p>	<p>CHP/district heating anchor or connection</p>	<p>Up to +73% increase on Part L</p>																		
<p>Target 2: Electricity intense buildings Commercial uses with a high proportion of emissions from electricity use (>45 kg CO₂/m²) that are not connected to decentralised energy networks will be expected to mitigate a proportion of their emissions using low or zero carbon technologies</p>	<p>+10% increase on Part L</p>	<p>Up to +28% increase on Part L</p>																		
<p>Target 3: Micro generation area Single use, lower density developments that are not in priority areas for development will be expected to mitigate a proportion of their emissions using low or zero carbon technologies.</p>	<p>+15% increase on Part L</p>	<p>Up to +42% increase on Part L</p>																		

			<p>The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). <u>Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO₂ mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance.</u></p> <p><u>Guidance on what the energy statement should contain and how to decide which target applies to</u> a development proposal is given in Appendix A</p>	
	<p>Policy En 4: Energy Infrastructure opportunities</p>	<p>Policy Approach En 4 Energy Infrastructure</p> <p>There will be a general presumption in favour of low carbon, decentralised and renewable energy schemes, subject to the following:</p> <ul style="list-style-type: none"> Any energy centre, such as standby/boiler plant or substations, shall be located and designed so as to integrate with the townscape. Consideration should be given to fuel delivery by rail where possible. Where large-scale fuel delivery is required by road the energy centre must be located in or adjacent to light industrial, industrial or leisure uses with any impact on local residential amenity minimised. 	<p>Policy En 4: Energy Infrastructure opportunities</p> <p>There will be a general presumption in favour of low <u>and zero</u> carbon decentralised energy schemes, subject to the following <u>considerations</u>:</p> <ul style="list-style-type: none"> <u>That any new generating plant capable of producing heat and cooling as well as electricity should be located in a way that facilitates future connection to a local distributed energy system.</u> <u>That</u> any energy centre, <u>including generating plant,</u> standby/boiler plant and substations, shall be located and designed <u>to a high quality</u> so as to integrate with <u>and contribute to</u> the townscape. 	<p>The policy amendments highlight the way in which new energy infrastructure opportunities will be considered and seek to ensure that new provision offers potential for expansion in future through further connections as required.</p>

			<ul style="list-style-type: none"> • <u>Biofuels should be obtained from sustainable sources and processes and in a way that minimises transport impacts, following a sequential approach in order to minimise CO₂ emissions – firstly prioritising local and regional sources, followed by national, European and international.</u> • Consideration should be given to <u>biofuel</u> delivery by rail <u>and waterways</u> where possible. Where large-scale fuel <u>or feedstock</u> delivery is required by road the energy centre must be located in or adjacent to light industrial, industrial or leisure uses with any impact on local residential amenity minimised. • <u>The cumulative impact of energy schemes will be taken into account when considering applications, to include modelled impacts on air quality and landscape character, with reference to Policy En14.</u> <p><u>In determining proposals for development, consideration will be given to the need to safeguard strategic energy sites and network routes, both proposed or existing, where these have been identified as having strategic significance for the delivery of low or zero carbon energy infrastructure or, would be required in order to achieve the successful regeneration of an area in line with targets for reducing carbon</u></p>	<p>The revised policy incorporates specific references to a broader range of low and zero carbon opportunities.</p> <p>Policy phrasing emphasises the need to safeguard sites within known energy generation potential where this is of strategic importance. In addition, reference is made to the need to monitor the cumulative impact of proposals on the wider environment, particularly air quality and landscape character.</p>
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			<p><u>emissions.</u></p>	
	<p>Policy En 5: Adaptation to Climate Change</p>	<p>Policy Approach En 5 Environmental Standards</p> <p>Developers will be expected to submit a statement on how their proposal will contribute to the City Council's Climate Change Action Plan. This will be required to be submitted at the outset of any proposed development (outline application or before).</p> <p>Policy Approach En 6 Policy Approach to Flood Risk</p> <p><i>To be reviewed when the SFRA2 study is complete</i></p> <ul style="list-style-type: none"> In line with PPS25, development should seek to avoid sites at risk of flooding, taking into account all sources of flooding identified by the latest Strategic Flood Risk Assessment (SFRA) for Manchester; areas at particular risk include land adjacent to the rivers Medlock, Irk, Mersey, Irwell, Cornbrook and Baguley Brook (including culverted sections), the Bridgewater, Rochdale and Ashton canals, and parts of the City Centre at risk from surface water flooding; 	<p><u>Policy En 5: Adaptation to Climate Change</u></p> <p><u>All new development will be expected to be adaptable to climate change in terms of the design, layout and siting of both buildings and associated external spaces. In achieving developments, which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:</u></p> <ul style="list-style-type: none"> <u>Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability</u> <u>Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways</u> <u>The need to control overheating of buildings through passive design</u> <p><u>Developers will be permitted to use green infrastructure elements such as green roofs,</u></p>	<p>The policy amendments provide considerable expansion in terms of the Council's expectations</p>

	<ul style="list-style-type: none"> In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an FRA will be required for development proposals on sites of less than 1 ha in Flood Zone 1 where other sources of flood risk are indicated by the SFRA for Manchester; The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, then further investigation will be required; the development proposal should take into account the culverted or hidden river, and where feasible and appropriate should seek to open it up to reduce the associated flood risk and danger of collapse. Proposals for stand-alone flood management or flood defence works will be considered in the context of the latest version of the SFRA (including any locations and priorities identified for such works) and current regeneration priorities. <p>Supporting Information</p> <p>For the Exception Test to be passed:</p> <ul style="list-style-type: none"> it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; the development should be on developable 	<p><u>green walls, street trees and waterways to contribute to compliance with CO₂ mitigation under Policy Approach En3, subject to sufficient evidence to quantify their contribution to compliance.</u></p> <p>[It is not clear whether the revised Core Strategy document will retain the wording of Policy EN6. For the purposes of the assessment, it is assumed that the reference to minimising flood risk will form a cross-reference to the more detailed Policy En6 that appeared in the Core Strategy in the November 2009 iteration].</p>	
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		<p>previously-developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously-developed land; and</p> <ul style="list-style-type: none"> • a Flood Risk Assessment (FRA) must demonstrate that the flood risk can be managed and the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. <p>In line with PPS25, all development should avoid increasing the risk of flooding within the site or elsewhere, and should seek to reduce flood risk where possible, through appropriate design and layout, and the use of appropriate sustainable drainage systems.</p>		
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Table 2.3 – Changes in Policy Components arising from revised policies

Component	Old component Policy Reference and Title (November 2009)	New component Policy Reference and Title with changes shown in <u>bold</u> and deletions (1 st July 2010)
Housing	<ul style="list-style-type: none"> • CC 9 Housing • H 1 Overall Housing Provision • H 2 Phasing of Housing Provision • H 3 Housing Distribution • H 4 Windfall Sites • H 5 Affordable Housing • H 6 Student Accommodation • H 7 Accommodation for Gypsies and Travellers • H 8 Accommodation for Travelling Showpeople • H 9 Strategic Housing Sites • DM 2 Impact on residential areas • DM 3 High Density Housing • DM 4 Special Needs and Supported Housing • DM 5 Conversions 	<ul style="list-style-type: none"> • CC 9 Housing • H 1 Overall Housing Provision • H 2 Phasing of Housing Provision • H 3 Housing Distribution • H 4 Windfall Sites • H 5 Affordable Housing • H 6 7: Purpose Built Student Accommodation • H 7 Accommodation for Gypsies and Travellers • H 8 Accommodation for Travelling Showpeople • H 9 Strategic Housing Sites • DM 2 Impact on residential areas • DM 3 High Density Housing • DM 4 Special Needs and Supported Housing • DM 5: Conversions Houses in Multiple Occupation
Retail and Centres	<ul style="list-style-type: none"> • C 1 Centre Hierarchy • C 2 District Centres • C 3 Viability and Vitality • C 4 Out of centre retailing • CC 8 Retail 	<p>C 1: Centre Hierarchy</p> <p>C 2: District centres</p> <p>CC8: City Centre Retail</p> <ul style="list-style-type: none"> • C 3 Viability and Vitality

		<p><u>C 3: North Manchester District Centres</u></p> <p><u>C 4: East Manchester District Centres</u></p> <p><u>C 5: Central Manchester District Centres</u></p> <p><u>C 6: South Manchester District Centres</u></p> <p><u>C 7: Wythenshawe District Centre</u></p> <p><u>C 8: Out of centre retailing development</u></p>
<p>Energy & Climate Change</p>	<ul style="list-style-type: none"> • En 1 Achieving a Reduction in CO₂ Emissions through New Development • En 2 Strategic Areas for Low Carbon, Decentralised and Renewable Energy Development • En 3 CO₂ Emissions Reductions Target Framework • En 4 Energy Infrastructure • En 5 Environmental Standards • En 6 Flood Risk 	<p>En 1: <u>Reducing</u> CO₂ Emissions <u>by Enabling Low and Zero Carbon</u> Development</p> <p>En 2: Strategic Areas <u>and Locations</u> for low <u>and zero</u> carbon decentralised and Renewable <u>energy infrastructure</u> development</p> <p>En 3: Target Framework for CO₂ emissions reductions <u>from low or zero carbon energy supplies</u></p> <p>En 4: Energy Infrastructure <u>opportunities</u></p> <p>En 5: <u>Adaptation to Climate Change</u> Environmental Standards</p> <p>En 6 Flood Risk</p>

Table 2.4 – Assessment Rationale for Policies Assessment

No	SA Objective	Assessment Rationale
Social		
1.	Reduce poverty and social exclusion	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies seek to locate employment, community services and facilities, or affordable housing development and promote the regeneration in or near to the most deprived areas • Policies that promote social inclusion and diversity within communities • Policies that encourage the development of energy efficient housing, especially to refurbish existing properties, to help to reduce fuel poverty • Secondary effects include measures to improve the image of more deprived areas
2.	Attract additional population to settle in Manchester	<p>Consideration of:</p> <ul style="list-style-type: none"> • Policies which seek to encourage high quality employment opportunities to match the skills of the target population including university graduates • Policies which seek to encourage high quality design, public realm improvements, increased connectivity to external areas and within the plan area, improve services and facilities, both in local areas as well as the provision of regionally important facilities and services which give residents pride in their community • Policies that seek to improve high quality and continuing education facilities • Policies which seek to deliver appropriate mix of sizes and types of housing of high quality
3.	<p>Improve health of the population and reduce health inequalities</p> <p><i>(Objective aiming to integrate HIA)</i></p>	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies improve access to high quality health and recreation facilities by walking, cycling and public transport (higher scores for development within 30 minutes public transport time) • Whether policies will contribute to increased noise and light pollution • Secondary consideration of ensuring homes are of a decent standard, especially in terms of energy efficiency (fuel poverty) • Other indirect or longer term effects on health such as improved community cohesion or a general environmental improvement in area, especially areas with high levels of deprivation, which can have a subsequent benefit on a sense of wellbeing. BME communities are over-represented in the most deprived areas and tend to experience health inequalities. • Secondary consideration of policies that encourage inclusive access to services and facilities, to benefit people with disabilities, the elderly, as well as those without access to a car. • Secondary effects of improving access to local services, including food shops, that may help encourage healthy eating. • Secondary effects of encouraging healthy lifestyles, in particular improving walking and cycling infrastructure (including safe routes to

No	SA Objective	Assessment Rationale
		<p>school and for commuting) and recreational opportunities including children's play facilities within neighbourhoods.</p> <ul style="list-style-type: none"> • Secondary consideration of policies which reduce traffic speeds, and encourage a modal shift to more sustainable modes of transport, which could improve road safety and air quality.
4.	Improve the qualifications and skills of the resident population	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies would directly provide educational, training or learning facilities for the local population • Policies that may encourage indirect opportunities for learning such as employment based training and development • Whether policies would improve accessibility to educational opportunities or learning facilities for young people and adults • Secondary consideration of policies that may provide indirect opportunities for learning such as nature trails • Secondary consideration of provision of improvements in the local area that may help to retain the skilled population, such as retaining graduates from the universities (see objective 2)
5.	Provide an adequate mix of quality housing for current and future residents of the area	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies promote high quality building design; • The extent to which policies would result in meeting identified housing needs in terms of dwellings numbers, sizes and types. Consider whether policies will manage to attract additional population to settle in Manchester. • The extent to which policies support an adequate affordable and special needs housing provision. • Whether residential development is in accessible locations and supported by adequate infrastructure capacity. • Whether policies cater for the needs of gypsies and travellers. • The extent to which policies seek to encourage inclusive design so that new dwellings are accessible or adaptable. • Whether policies seek to encourage making unfit private sector dwellings fit and returning vacant private sector dwellings to occupation.
6.	Reduce crime and perceptions of crime	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies could reduce crime or the fear of crime, through measures such as the design of development to Secured by Design standards. Other design measures may include those which improve natural surveillance, such as additional lighting, CCTV, active frontages and high density development which contains a mix of uses to ensure activity at all times of the day and evening. • Whether policies may help to avoid illegal encampments through securing adequate provision of sites for Gypsy Traveller populations. • Increasing employment opportunities for young people in the community and wider sections of the population, particularly from deprived areas.
7.	Encourage a sense of community well-	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies promote high quality design in housing, public realm, preserve and enhance residential amenity and encourage people to take pride in their local community

No	SA Objective	Assessment Rationale
	being and engagement	<ul style="list-style-type: none"> • The extent to which the policies may encourage increased social interaction and ethnic relations through the provision of local community facilities such as community gardens/allotments, natural greenspace, libraries, community halls, religious facilities, youth clubs and arts facilities, public transport and walking and cycling routes • The extent to which policies may encourage the provision of local services such as community transport schemes and outreach programmes • The extent to which the local community is self-sufficient, with local people involved in decision making that affects their area • Where the proposal is for Gypsy Traveller accommodation, whether it seeks to integrate the community with the nearest settlement • Secondary consideration of the extent to which policies may improve community relationships through the provision of a range of housing types and tenures within an area, ensuring that affordable housing is 'pepper potted' throughout the scheme
8.	Ensure people's needs for goods, services and amenities are met	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies would improve accessibility (in relation to accessibility standards such as Natural Greenspace standards) either directly or indirectly to essential facilities through their siting in close proximity to residential areas and/or improved sustainable transport measures (including pedestrian and cycle links). • Whether policies seek to achieve inclusive accessibility through the design of buildings and public areas. • Whether policies would provide convenient access to services and facilities including road networks, for Gypsy Traveller communities. • Whether policies seek to provide community facilities as part of new development or allocate land for mixed use.
9.	<p>Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs</p> <p><i>(Objective aiming to integrate EqlA)</i></p>	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies would have a differential impact on any community, group or individual by the following equality strands: <ul style="list-style-type: none"> ○ Women; ○ Lone parents; ○ Low-income groups; ○ Single-headed households ○ BME; ○ Gypsy and Traveller group; ○ Disabled people; and ○ Older people (60 +). • Whether policies would ensure proximity or improve accessibility, including by walking and cycling, to key services and facilities (medical, schools, shops, childcare, leisure etc.). It is important women have lower rates of access to private transport and more caring

No	SA Objective	Assessment Rationale
		<p>responsibilities. Access to private car is also more restricted to low-income groups.</p> <ul style="list-style-type: none"> • Whether policies would seek to improve community safety through measures such as the design of development to Secured by Design standards. Other design measures may include those which improve natural surveillance, such as additional lighting, CCTV, active frontages and high density development which contains a mix of uses to ensure activity at all times of the day and evening. Social groups that may be disproportionately affected are women, children and disabled people. • Whether policies would encourage the development of energy efficient housing, especially to refurbish existing properties, to help to reduce fuel poverty. In the absence of this issue being addressed, low-income groups (women, lone parents and disabled people tend to be over-represented in low-income groups) may be affected disproportionately. • Whether policies would encourage improvements of public realm and ensure that new development has good accessibility to public open spaces and community facilities. The lack of these considerations may have a differential impact on older people, leading to isolation. • Whether policies would ensure good accessibility to green spaces (women value local green spaces, parks, trees more than men). • Whether policies would encourage housing of adaptable design to allow for disability-related alterations to the common parts of residential premises and community buildings; and new housing schemes achieving a 'silver' and 'gold' standards on the Building for Life criteria, which includes the adaptability of housing for different life stages. This also includes inclusive design of public spaces, infrastructure and transport systems accessible to less mobile people. These considerations should ensure that such social groups as disabled people and older people are not disproportionately affected. • Whether policies aims to ensure an adequate distribution of housing by type (with a view of achieving more equitable range), including special needs housing and affordable housing. <p>Where policies seek to locate employment close to existing or new housing, and in proximity to the areas of higher deprivation. These considerations will help avoid a differential impact on low-income groups, women, disabled people, BME and lone parents, which are more likely to experience barriers in access to employment.</p>
Environmental		
10.	Promote the use of sustainable transport modes and reduce motorised traffic	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies seek to reduce the need to travel through the co-location of housing, employment and community facilities and services including education • The extent to which policies will improve accessibility to work by safe convenient and reliable public transport, and inclusive and safe walking and cycling routes including measures such as locating housing close to transport interchanges • Whether policies may reduce journey times between key employment areas and transport interchanges • Whether policies will reduce the movement of freight or waste by road based transport • The extent to which policies may help to increase the consumption and production of local food and other goods

No	SA Objective	Assessment Rationale
11.	Improve air quality	Consideration of: <ul style="list-style-type: none"> • The extent to which policies may reduce overall traffic increases or levels through promoting more sustainable modes and reducing accessibility by private car • Secondary consideration of measures to increase local vegetation planting which may provide some pollution sequestration
12.	Improve the quality of water bodies and their environment	Consideration of: <ul style="list-style-type: none"> • The extent to which policies may reduce road based traffic and subsequent reduced pollution concentrations in runoff • Whether policies seek to locate development away from watercourses, flood plains or areas designated as having sensitive groundwater. • Whether policies would lead to a loss of greenfield land and result in increased hard surfacing which may lead to increased runoff containing pollutants • Whether policies will increase the disturbance of contaminated land and soils, which may lead to increased pollution of runoff, or the contamination of groundwater • Whether policies seek to enhance or improve the natural environment, such as through green infrastructure, which may include an increase in vegetation, which could help to filter pollutants before they enter watercourses or groundwater.
13.	Ensure efficient use of land	Consideration of: <ul style="list-style-type: none"> • The extent to which policies encourage the prioritisation of the use of previously developed land ahead of greenfield development • Whether policies encourage the reuse of existing buildings as a preference over demolition and rebuild • The extent to which policies will lead to the remediation of contaminated land • Whether policies encourage high density development, especially that which includes a mix of uses.
14.	Maintain and enhance biodiversity, including habitats and species	Consideration of: <ul style="list-style-type: none"> • Whether policies may have a negative effect on internationally, nationally, regionally or locally designated sites or features important for habitats and species. This may include proximity effects (loss of site, increase in use by walkers, environmental effects such as pollution of all types, etc), cumulative effects or fragmentation. • Whether policies may have a positive effect on sites important for biodiversity such as an increase in linkages (e.g. green infrastructure) or the increase in provision of sites designated for habitat improvement • The extent to which policies may help to deliver the targets and actions of the BAP
15.	Maintain and enhance the quality	Consideration of: <ul style="list-style-type: none"> • Whether policies will encourage adherence to BREEAM or Code for Sustainable Homes standards (see objective 17)

No	SA Objective	Assessment Rationale
	of landscape, townscape and built environment	<ul style="list-style-type: none"> • Whether policies will seek to enhance the quality and attractiveness of the public realm which may include public art, legibility and safety • The extent to which policies seek to foster a sense of place, through the defining of local character areas and design guidelines for both buildings and public spaces • The extent to which policies may reduce the amount of derelict, degraded and underused land • Cumulative effect on the encroachment into greenfield sites and areas of open space and the increase in air pollution, noise, light and vibration
16.	Protect and enhance sites, features and areas of historical and archaeological value	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies will have a direct effect (either to the setting or loss/inappropriate conversion of building itself) on listed buildings (especially buildings at risk), Scheduled Monuments, Conservation Areas, Historic Parks and Gardens and sites with archaeological potential. • Secondary consideration of whether policies seek that development is sympathetic to and enhances local character (see objective 15) • Secondary effects from policies which seek to reduce traffic levels • Cumulative effects of incremental changes to the physical environment, particularly in the setting of sensitive sites and/or buildings
17.	Ensure the prudent use of natural resources	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether policies will encourage adherence to BREEAM or Code for Sustainable Homes standards, as per national targets (all new dwellings meeting Code level 3 by 2010, Code level 4 by 2013 and Code level 6 by 2016; BREEAM 'Very good' or 'Excellent') and whether policies will encourage buildings to meet Building for Life or Lifetime Homes criteria • The extent to which policies encourage reduced energy use in buildings and the generation of low or zero carbon energy solutions for residual requirements as per the energy hierarchy • The extent to which policies seek to reduce water consumption through building design measures and efficiency in the provision of infrastructural services • Secondary considerations of efficient use of land (see objective 13) and sustainable waste management (see objective 20)
18.	Reduce contribution to climate change	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies may result in reductions or increases overall of greenhouse gas (GHG) emissions, such as from transport or built development. • The extent to which policies will encourage a reduction in energy demand (transport or building related) and utilise low or zero carbon solutions for residual requirements (see objective 17) • Whether policies seek the co-location of uses, to reduce the need to travel (see objective 10) • The extent to which policies encourage high emission generating uses such as industrial or airport development

No	SA Objective	Assessment Rationale
		<ul style="list-style-type: none"> Secondary consideration of an overall increase in vegetation provision and soil retention such as through the maintenance and enhancement of green infrastructure, including green spaces, linkages and building design features such as green roofs, which may provide limited carbon sink capacity.
19.	Reduce impact of climate change	<p>Consideration of:</p> <ul style="list-style-type: none"> Whether policies would have positive or negative effects on flood risk to people and property through increased surface water runoff or inappropriate development (such as vulnerable uses including residential accommodation, caravans and mobile homes) in areas of flood risk Whether policies seek to reduce surface water runoff and the risk of flooding through the requirement for Sustainable Urban Drainage Systems Whether policies require buildings to be able to adapt to the changing climate (increased changes in precipitation and temperature) through design measures such as green roofs, and improved insulation (see objective 17) Whether policies seek to ensure that development reduces the urban heat island effect through the development of green infrastructure
20.	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	<p>Consideration of:</p> <ul style="list-style-type: none"> The extent to which policies will directly reduce the generation of waste and recycling of waste against standard levels expected for development e.g. through the provision of sustainable waste management facilities closer to homes including 'bring' sites and/or adherence to CfSH and BREEAM standards to include waste recycling storage space in buildings (see objective 17) Extent to which policies require construction waste to be recycled/the reuse of aggregates
Economic		
21.	Encourage a strong and stable economy	<p>Consideration of:</p> <ul style="list-style-type: none"> Whether policies would support maintaining and extending the range of wealth generating activities, including retail, leisure, recreation and tourism in addition to services, facilities and educational activities The extent to which policies would require development to be focused in existing urban centre and the expected effects of policies potential to improve the attractiveness of the area The extent to which policies may help to improve the resilience of the economy for example through the encouragement of a range of key employment sectors, including tourism, without compromising economies of scale for a particular sector

No	SA Objective	Assessment Rationale
		<ul style="list-style-type: none"> • The extent to which policies may reduce economic exclusion (see objective 22) • The extent to which policies may improve the international and national reputation of the city • The extent to which policies may improve accessibility to the city
22.	Reduce economic exclusion	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies encourage inward investment that will provide opportunities for employment to match the skills and capabilities of the existing population • Whether policies encourage the growth of employment opportunities in disadvantaged areas as well as advantaged areas • The extent to which policies will improve accessibility to employment areas for all sectors of the population by the above or through the increase in public transport facilities and the location of employment opportunities close to transport interchanges • Secondary consideration of the extent to which policies will improve the skills of local people to help to improve their employability (see objective 4)
23.	Encourage and accommodate both indigenous and inward investment	<p>Consideration of:</p> <ul style="list-style-type: none"> • The extent to which policies allocate land for employment in attractive locations (from an accessibility, economic and environmental perspective) • Whether policies encourage an overall increase in business activity, as opposed to the relocation of businesses from one location to another leading to no net increase in employment opportunities • The extent to which policies support the growth of indigenous business, for example the creation of live/work units
24.	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	<p>Consideration of:</p> <ul style="list-style-type: none"> • Whether the policies would aim to reduce the overall number of vacant units within centres • The extent to which policies may encourage a greater mix of uses including offices, retail and leisure, in centres, to encourage an increase in footfall and increased vitality and viability

Summary Results and Recommendations

- 2.9 Table 2.5 and 2.6 present a summary of the significance of effects from the detailed appraisal for the Locational Policies and for the Topic Specific Policies, respectively. The significance of effects is denoted using the following system of symbols:

+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	Moderately negative
---	Strongly negative
+/-	Combination of positive and negative effects / neutral effect

- 2.10 For the purposes of analysing the results of the assessment, significant effects are those that result in strongly or moderately positive or negative effects.
- 2.11 It should be emphasised that the information quality, and attendant uncertainties and assumptions required to address them, vary across the evidence base for the SA objectives. Such situations have been systematically recorded and taken into account in the detailed appraisal tables (see Appendix A). Thus, where a major effect has been predicted for a particular SA objective, but the evidence base for this contains uncertainties or its interpretation requires a number of assumptions, the measure of information quality recorded in the appraisal has been reduced, and this is reflected in the calculation of the effect significance.

**Table 2.5 – Summary of Significance of Effects of the Partial Consultation Core Strategy:
Locational Policies**

SA Objective		Broad Locations						
		1: City Centre and Fringe	2: Central Park	3: Sportcity	4: Airport City	5: University Hospital South Manchester	6: Strategic Housing Location	7: Manchester Airport
1	Reduce poverty and social exclusion	++	+++	+++	+++	++	++	+/-
2	Attract additional population to settle in Manchester	+++	+++	+++	+++	+++	++	+++
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	+/-	++	+++	--	+/-	+	-
4	Improve the qualifications and skills of the resident population	++	++	++	++	++	+	++
5	Provide an adequate mix of quality housing for current and future residents of the area	++	0	+	0	0	++	0
6	Reduce crime and perceptions of crime	++	+	+	+	++	++	+
7	Encourage a sense of community well-being and engagement	+	++	++	++	+	+	+
8	Ensure people's needs for goods, services and amenities are met	++	++	++	++	++	++	0
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	++	+++	++	++	+	+/-	-
10	Promote the use of sustainable transport modes and reduce motorised traffic	++	++	++	--	-	++	--
11	Improve air quality	--	--	--	---	-	--	--
12	Improve the quality of water bodies and their environment	0	-	-	-	-	--	-
13	Ensure efficient use of land	++	++	+	+/-	+	++	--
14	Maintain and enhance biodiversity, including habitats and species	+/-	--	-	-	-	+	-
15	Maintain and enhance the quality of landscape, townscape and built environment	++	++	+++	+	+	++	--
16	Protect and enhance sites, features and areas of historical and archaeological value	+	++	+	+	+	-	--
17	Ensure the prudent use of natural resources	+	+	+	+	+	+	+/-
18	Reduce contribution to climate change	+	+	+	+	--	-	-

SA Objective		Broad Locations						
		1: City Centre and Fringe	2: Central Park	3: Sportcity	4: Airport City	5: University Hospital South Manchester	6: Strategic Housing Location	7: Manchester Airport
19	Reduce impact of climate change	--	--	--	-	-	-	+/-
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	-	-	-	-	-	--	-
21	Encourage a strong and stable economy	+++	+++	+++	+++	+++	++	++
22	Reduce economic exclusion	++	++	+++	+++	++	++	+++
23	Encourage and accommodate both indigenous and inward investment	+++	+++	+++	++	+++	++	+++
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	+++	++	+++	+++	++	++	+

Locational Policies

Policy EL 1: Primary Economic Development Focus: City Centre and Fringe

- 2.12 Policy EL 1 sets out the City Centre as the strategic economic focus of employment growth and aims to encourage a variety of accommodation types and foot plates to attract investment to the area. Several specific locations have been selected for focused B1a high density employment to address employment growth. The Policy incorporates measures to ensure development proposals consider key factors such as energy infrastructure, access, design, and sets out the specific need to read City Centre policies CC1-11 in conjunction with this policy.

Summary

- 2.13 An analysis of Table 2.5 indicates that the majority of effects predicted against the SA Objectives are significantly positive. This is particularly in relation to the social and economic SA Objectives including: 1 (poverty and social exclusion); 2 (attract additional population); 4 (skills and qualifications); 5 (housing); 6 (crime and perceptions of crime); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 10 (sustainable transport); 13 (efficient use of land); 15 (landscape and townscape); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.14 The City Centre is considered to be the most sustainable location for regional-scale office development in the City-Region as it is a previously developed area and a focus for high density

mixed use development. Proposals in this area are likely to make an efficient use of previously developed land in an accessible location. Supporting text indicates that approximately 27500 jobs (net) will be created by 2027 through the proposals. It is likely that, although the main employment provision (class B1a offices) is targeted at the highly skilled population, a number of jobs in support of this provision such as in the service industries, will also be created. Development of this location for employment purposes will help tackle deprivation due to the proximity to deprived communities in North Manchester, a nationally significant area of deprivation.

- 2.15 Two significant negative effects were predicted against the environmental SA Objectives: 11 (air quality) and 19 (reduce the impact of climate change). Focusing development in the City Centre could lead to an increase in air pollution through an increase in people accessing the area on a daily basis (i.e. additional transport and building emissions, plus a denser form of development limiting dispersal rates). Further, the City Centre is within an AQMA, so the effects of air pollution are already being felt in the City Centre, leading to exacerbated negative cumulative effects. The City Centre employment opportunities as depicted on the City Centre Plan contain a number of areas, including Strangeways, identified by the Environment Agency and the SFRA Level 2 as being within Flood Zones 2 and 3. An intensification of development in these areas could increase the risk from flooding to people and property. However, development will be in accordance with PPS25 and will consider the SFRA thus the risk of flooding is likely to be minimised. However, the long term effects of climate change may mean that long term flood risks are not capable of mitigation.

Recommendations

- 2.16 Although Policy EL 1 generally performs well against most of the SA objectives, recommendations to improve the clarity of the policy wording are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
1. It should be ensured that the policy includes reference to all of the employment types that will be encouraged within the City Centre. In recognising the link between skills and job creation, a reference to supporting growth of the education sector (especially the Universities) may be of benefit.
 2. The supporting text identifies the cluster of hospitals, health and medical research facilities as a key asset within the City Region. If the policy is to promote this sector in addition to B1a then this should be made explicit in the policy wording.
 3. The policy specifies that the focus for employment growth will be 'high density B1 employment' although no specific densities are provided within the policy. This could be clarified.
 4. The policy indicates the overall target for job creation to 2027. It would be useful to know what proportion of the 200ha. of employment floorspace is to be delivered in the City Centre; and the amount of jobs that will actually be created within the Plan period
 5. The supporting text to the policy could make reference to the possibility of making the City Centre a Low Emissions Zone (LEZ) seeking to restrict or deter access by specific polluting vehicles or only allow low (as regular or plug-in hybrid) or zero emission (as all-electric) vehicles, with the aim of improving the air quality
- 2.17 Following consideration of the set of recommendations above by the Council, recommendation 4 has been taken on board in the wording for this policy in the final Partial Consultation Core Strategy document. The policy now specifies the amount of jobs that will actually be created within the Plan period as approximately 27500 net jobs.
- 2.18 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Policy EL 2: Central Park

- 2.19 Policy EL2 sets out the measures that proposals will have to address in developing Central Park, the large scale employment location situated in East Manchester. As a key business location for B1, B2 and B8 uses, the policy sets out the range of accommodation types and facilities that Central Park could accommodate to support growth in employment.

Summary

- 2.20 An analysis of Table 2.5 indicates that the majority of effects predicted against the SA Objectives were significantly positive. These include SA Objectives: 1 (poverty and social exclusion); 2 (attract additional population); 3 (health); 4 (skills and qualifications); 7 (community well-being and engagement); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 10 (sustainable transport); 13 (efficient use of land); 15 (landscape and townscape); 16 (heritage assets); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.21 Central Park forms a key part of the strategy for the transformation of east Manchester by attracting investment, including knowledge-based industries, to grow in a priority regeneration area and will be a priority location for accommodating high quality employment opportunities. Development proposals will be expected to show how they will support the continued regeneration of East Manchester and ensure that employment opportunities are accessible to local communities, leading to benefits over time. The creation of a range of employment opportunities will also ensure that a wider proportion of the local community will be able to find an opportunity that suits their skills and requirements. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to the East/North Manchester communities by sustainable and public transport provision.
- 2.22 Three significant negative effects were predicted against SA Objectives 11 (air quality); 14 (biodiversity); and 19 (impact of climate change). The site is located within an Air Quality Management Area. An increase in development is likely to lead to an overall increase in air pollution from a combination of traffic, building emissions and increased development densities that reduce opportunities for pollutant dispersal. The Rochdale Canal SAC is located approximately 1.7km east of the site. The broad location could potentially include the Clayton Vale Local Nature Reserve, Boggart Hole Clough LNR and several watercourses. The site could also potentially include the following BAP priority habitats: Woodland (type undetermined); Purple Moor Grass and Rush Pasture; and Lowland Meadows. An increase in development could have a negative effect on these habitats. The SFRA Level 2 indicates that parts of the strategic area may be at risk from both river and canal flooding. An intensification of development in these areas could increase the risk from flooding to people and property. The policy specifically requires that the development of sites ensures that identified flooding risks are addressed which could minimise this effect. However, the long term effects of climate change may mean that long term risks are not capable of mitigation.

Recommendations

- 2.23 Recommendations to improve the policy's performance towards the achievement of the SA Objectives and improve the clarity of the policy's wording are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
6. More detail about the type of growth sectors being promoted, mentioned in the introductory paragraph, should be specified in the supporting text.
 7. It is recommended that the policy be phrased to make a distinction between physical

accessibility of the employment locations (i.e. by sustainable transport) and the accessibility of job opportunities to local people by virtue of matching employment to skills. The policy could seek to ensure that the employment opportunities generated match the skills base of the deprived communities in the local area. This could reference CS Policy PA1, which seeks to support provision of training opportunities and employment initiatives. Bullet 4 of the policy could be reworded to read: 'Ensure employment is accessible to local communities through the creation of appropriate training to improve employability and provision of a range of appropriate job opportunities to match local skills'.

8. It is recommended that the access requirement is reworded to read: 'ensure that the site is accessible to the communities in the East and North of Manchester in particular, by a range of frequent, affordable and reliable public transport services as well as safe and easy to use walking and cycling routes.'
9. It is suggested that the requirement for flood risk mitigation should be removed from the policy and placed in the supporting text as this requirement is provided for in CS policy En 6.
10. The policy could seek to ensure that the employment opportunities generated match the skills base of the deprived communities in the local area. This could include reference to Policy PA1 in the Core Strategy, which sets out that proposals will support training and employment initiatives. Bullet 4 of the policy could be reworded to read: 'Ensure employment is accessible to local communities through the creation of appropriate training to improve employability and provision of a range of appropriate job opportunities to match local skills'.

Policy EL 3: Sportcity

- 2.24 Policy EL3 sets out the measures that proposals will have to address in developing the 100 hectare Sportcity, located within East Manchester. As a key site incorporating attractions such as the City of Manchester Stadium, District Centre and Velodrome, Policy EL3 sets out a vision for growth to continue contributing to wider regeneration initiatives. Two sites, including land around the Stadium and Openshaw West site, are identified as foci for development although further sites are anticipated to come forward.

Summary

- 2.25 An analysis of Table 2.5 indicates that significant positive effects have been predicted against most of the SA Objectives, particularly the social and economic objectives. SA Objectives where significant positive effects are predicted include: 1 (poverty and social exclusion); 2 (attract additional population); 3 (health); 4 (skills and qualifications); 7 (community well-being and engagement); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 10 (sustainable transport); 15 (landscape and townscape); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.26 The policy requires that proposals will be expected to show how the development will support the continued regeneration of East Manchester and ensure that the site is accessible to the East/North Manchester communities by a choice of sustainable transport provision. Development of this site for sports, recreation, leisure and associated employment purposes will help tackle deprivation due to proximity to deprived areas. The site is located adjacent to the Sport City District Centre as well as containing the Velodrome sports facility. The development of the Openshaw West site is considered suitable as a focus for sports related development. The proximity of the district centre will have benefits for the occupants of the site in terms of accessibility to services and facilities. The policy specifies that design should be high quality and 'flagship' - this approach should contribute to an improvement in the built environment. This is a particular aim of this strategic location, which seeks that design is at the heart of any scheme. The

intended status and quality of the strategic location is likely to attract both national and international investment over time.

- 2.27 Two significant negative effects were predicted against SA Objectives. These were Objectives 11 (air quality) and 19 (impact of climate change). The site is located within an Air Quality Management Area. An increase in development is likely to lead to an overall increase in air pollution from a combination of traffic, building emissions and increased development densities that reduce opportunities for pollutant dispersal. The requirement to encourage the use of public transport as well as other CS policies encouraging public transport could reduce this effect. In addition the AQMA management plan could also minimise this effect in the long term. The SFRA Level 2 shows that the broad strategic allocation could include areas that are in Flood Risk Zones 2 and 3. The policy states that flooding risk should be addressed through proposals. An intensification of development in these areas could increase the risk from flooding to people and property. The policy specifically requires that the development of sites ensures that identified flooding risks are addressed that could minimise this effect. However, the long term effects of climate change may mean that long term risks are not capable of mitigation.

Recommendations

- 2.28 Recommendations to improve the policy's performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
11. It is suggested that the reference to high quality design be expanded. This could refer to future design guidance to be prepared by the Council which could provide examples of the type of design quality that will be expected as part of proposals, and how this will enhance the local area and distinctiveness, whilst enabling integration within the surrounding area.
 12. The supporting text could benefit from the inclusion of additional explanations relating to the potential for vocational training/specialist professions to be supported as a complement to the facilities provided.
 13. The potential for the local community to benefit from the development of sports facilities could be specified.
 14. The mix of uses appropriate for the site should be included in the policy or supporting text to aid implementation. This should include reference to development within the following sectors: employment, leisure and sport and housing development, along with local services and facilities for residents as appropriate.
 15. It is unclear how the development of a tourist facility will help to integrate the surrounding community. Further clarity on this matter should be provided in the supporting text. This could include mention of the fact that facilities will be accessible to the local community and contribute to local quality of life.
 16. The definition of 'flagship' design should be included to provide clarity in intent. This is a term that could be interpreted differently by different developers and the supporting text should be used to add greater detail of the desired policy outcomes. More detailed design guidance could provide further clarity on this issue to ensure that design adds to local distinctiveness in accordance with Core Strategy Policy Approach En 17. Further guidance should ensure that 'flagship' design takes into consideration the need for design to be sensitive to the context, particularly in relation to heritage assets as set out by Core Strategy Policy Approach En 19.
 17. The bullet requiring that flood risk is addressed could be reworded to read: 'ensure that the risk of and from flooding is minimised through appropriate mitigation techniques'.
 18. It is suggested that the two paragraphs that provide the supporting text are repetitive.

This is particularly the case for the beginning 2 sentences of each. The policy includes reference to new development being expected to deliver 'flagship design' - it is recommended that this is supported by cross-reference to appropriate design guidance clearly defining the design parameters that will contribute to generating a coherent character in this part of the City. It is recommended that consideration be given to tightening the phrasing of the sentence 'although it is anticipated further sites will come forward over the plan period, currently there are two sites which are identified as a focus for development' - the passing reference to 'further sites' adds a level of ambiguity as to what the policy will and will not support over the longer term. It is suggested that any re-drafting aims to close out this ambiguity - the supporting text could be used to provide necessary clarification.

19. The policy includes reference to various visions (i.e. overall Sportcity Vision and Eastlands Vision) - in the interests of clarity, it is recommended that either a cross-reference to strategy documents be incorporated into the supporting text; or the supporting text should be expanded to include relevant information, such as the Visions.

- 2.29 Following consideration of the set of recommendations above by the Council, recommendations 15 and 17 have been taken on board in the wording for this policy in the final Partial Consultation Core Strategy document.
- 2.30 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Policy EL4: Airport City

- 2.31 Policy EL 4 identifies the area to the north of Manchester Airport as a location providing a strategic competitive advantage, with the potential to attract investment, increase economic activity and presenting a significant opportunity for employment development in Wythenshawe. The policy details measures that development sites should address, such as regeneration goals, accessibility and maximisation of existing transport links.

Summary

- 2.32 An analysis of Table 2.5 indicates that the assessments of the policy against the SA Objectives lead to the prediction of significant effects, the majority of which were positive. SA Objectives against which significant positive effects were predicted were: 1 (poverty and social exclusion); 2 (attract additional population); 4 (skills and qualifications); 7 (community well-being and engagement); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.33 The policy states that the development of this location is likely to be attractive to a wide range of business sectors due to its proximity to the airport. The policy specifies that the location is suited to high technology industries, logistics, warehousing and airport hotels. The cumulative benefits of the airport and adjacent development of this strategic location are likely to lead to the development of wide and varied opportunities for employment, particularly for those people from nearby deprived communities such as Wythenshawe.
- 2.34 Three significant negative effects were predicted against the SA Objectives which were: 3 (health); 10 (sustainable transport); and 11 (air quality). The number of people working within the 57dBA noise contour of Manchester airport is likely to significantly increase through this proposed development. Improved accessibility by road and the increase in the intensification of development is likely to increase air pollution overall, which is likely to have negative effects for overall health levels. Although the policy seeks that the local communities in Wythenshawe are able to access the strategic location by sustainable modes, the policy also seeks to capitalise on

the use of the airport, and the SEMMMS road scheme. Taking advantage of the Metrolink extension and the bus and rail stations at the airport for accessibility to employment from the local area could reduce these effects slightly.

Recommendations

- 2.35 Recommendations to improve the policy's clarity and performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
20. The policy includes a list of employment types for which the Airport City will be appropriate. Where lists are included in policies, it is recommended that they should be exhaustive.
 21. The final bullet point regarding making employment opportunities accessible to local communities should be amplified through an explanation within the supporting text.
 22. It is recommended that the supporting text be expanded to better define the 'development scheme for the whole area' and clarify the way in which the phasing of Airport City will be integrated with proposed development of Manchester Airport and regeneration within Wythenshawe.
 23. Reference is made in the supporting text to the overall contribution of the wider area in terms of job creation - it is recommended that the proportion proposed for Airport City is moved into the policy to demonstrate the commitment to achieving economic growth.
 24. The policy should seek to ensure that development proposals demonstrate how the number of people affected by atmospheric pollution will be minimised and the extent to which any impact can be mitigated which could help to minimise the effects of air pollution locally. The supporting text should ideally include some reference to the way in which noise mitigation and control of air quality will be delivered to safeguard the health and wellbeing of workers within the proposed Airport City area. The policy could be developed to incorporate a reference to phased development that favours the use of brownfield land in advance of greenfield. Requirements for phases to be delivered on greenfield land could then be reviewed at the appropriate time within the plan period.
 25. The intent for design of development in this location could be clarified in a similar way to the policy for Sportcity (e.g. design guidance). It is suggested that the text relating to the fact that investors may have otherwise located in another country or region is unnecessary for the policy and could be removed. To assist in understanding the way in which the area may develop through the Plan period, it would be useful to make reference to phasing within the supporting text, cross-referencing to the intended development phasing for the Airport.
 26. The phrasing of this policy was discursive; therefore it was recommended that the text be amended to read as policy intent e.g. replacing 'has the potential' with 'will be promoted'.
 27. The policy should seek to take fuller advantage of the Metrolink extension and the bus and rail stations at the airport for accessibility to employment from the local area.
- 2.36 Following consideration of the set of recommendations above by the Council, recommendations 21, 22 and 26 have been taken on board in the wording for this policy in the final Partial Consultation Core Strategy document.
- 2.37 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Policy EL 5: University Hospital South Manchester

- 2.38 Policy EL 5 aims to expand the operations of the UHSM to further its development as a key growth location and 'Health Zone' encompassing research, development, treatment, 'manufacturing', conference and education. The policy sets out a list of measures to be addressed by potential development proposals including factors such as assisting continued regeneration, using existing transport links and ensuring local accessibility to employment opportunities.

Summary

- 2.39 An analysis of Table 2.5 shows that significant positive effects have been predicted against SA Objectives: 1 (poverty and social exclusion); 2 (attract additional population); 4 (skills and qualifications); 6 (crime and perceptions of crime); 8 (addressing needs for services and facilities); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.40 The expansion of the hospital will include the creation of conference facilities, clinical trial labs, offices, an innovation centre, incubator units and a hotel. The range of uses is likely to attract the use of the site by businesses, and will thus contribute to the development of the economy over time. The connections between the university and hospital should also assist in encouraging retention of highly skilled graduates, especially over time as a broader range of career paths is made available. Increasingly over time, the range of support roles and ancillary employment opportunities is likely to increase, which will broaden the appeal of the hospital site as an employment focus for a broad range of people.

Recommendations

- 2.41 Recommendations to improve the policy's performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
- 28. The policy should state that development will be expected to support the continued regeneration of Wythenshawe through enabling accessibility to the facilities and potential employment opportunities created
 - 29. It is recommended that the supporting text be expanded to better define the 'development scheme for the whole area'. There would also be benefit in clarifying the way in which the phasing of University Hospital South Manchester will be integrated with proposed development of Manchester Airport, Airport City. The intent for design of development in this location could be clarified in a similar way to the policy for Sportcity (e.g. design related guidance). The supporting text should include reference to any specific design precedent or characteristics.
 - 30. The supporting text should be used as a means of describing the policy aspirations for community integration.
 - 31. It is suggested that the repetition in the supporting text, paragraph 3.16, to the creation of a 'health zone' is removed.
 - 32. The policy should be supported by text explaining the preferred means of 'taking advantage' or Metrolink in delivering accessibility to the site. Given that the site is also to be developed as a teaching hospital, consideration should be given to connectivity with student accommodation and integration with this community. Reference to the Round thorn Industrial Estate is included within the supporting text - if catalysing development at this site is a core aim of the policy, it is suggested that it could be moved into the policy text to afford it greater importance.

- 2.42 Following consideration of the set of recommendations above by the Council, recommendations 28, 30 and 31 have been taken on board in the wording for this policy in the final Partial

Consultation Core Strategy document.

- 2.43 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Policy H 4: Strategic Housing Location

- 2.44 Policy H4 sets out that the focus for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre. This area is identified as a strategic location for new housing, thus the policy seeks to encourage the creation of large development sites to maximise regeneration benefits, and outlines measures to do so accordingly.

Summary

- 2.45 An analysis of Table 5.2 shows that the assessment of the policy is predicted to lead to a number of significant effects, with the majority being positive. Significant positive effects were predicted against SA Objectives: 1 (poverty and social exclusion); 2 (attract additional population); 5 (housing); 6 (crime and perceptions of crime); 8 (addressing needs for services and facilities); 10 (sustainable transport); 13 (efficient use of land); 15 (landscape and townscape); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.46 The strategic allocation, which comprises a series of large scale sites, is within an area of high deprivation that is in need of regeneration. It is predicted that the creation of large development sites provide the potential for significant regeneration benefits through the provision of large scale housing to underpin the creation of services and facilities. This could reduce poverty and social exclusion in that the policy could increase accessibility to services and facilities for a greater number of people. It is likely that housing provided will be of a high quality, in accordance with national requirements, which could reduce the experience of effects such as fuel poverty.

Recommendations

- 2.47 Recommendations to improve the policy's performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
33. Reference to the future of the existing communities on site that may see their dwellings demolished should be referenced in the supporting text to ensure that their quality of life will be enhanced through the proposals. Reference to the existing community should be made within the policy wording. It should be ensured that demolition activities do not lead to the loss of community vitality locally. The role of masterplanning in ensuring this should be emphasised
 34. The policy or supporting text could provide a cross reference to the types of complementary services and facilities that will be required as part of development proposals for housing. If there are specific needs in the local area that have been identified, such as the need for additional training facilities due to low skills levels, these should be referenced in the policy.
 35. It is suggested that bullet 1 in the policy includes the need for housing to not only be 'diverse' but provide an 'appropriate mix of types and tenures of housing to reflect local needs, including affordable family housing.
 36. It is suggested that the supporting text includes a summary or cross reference to the background study undertaken that identifies Housing Need and demand. Services and facilities should be provided in parallel with the provision of housing, if deemed necessary, to ensure that access to services and facilities is available for residents as soon as they occupy the site.

37. The definition of 'good' in terms of access could be clarified, e.g. within 30 minutes access by public transport. The policy could cross reference specific accessibility standards for the provision of local services and facilities. These could be provided in a more specified DM DPD. Additional transport infrastructure, particularly for walking, cycling and public transport, should be delivered in advance of occupation to promote sustainable travel behaviours from the outset.
38. It is suggested that the policy for the strategic allocation states that development of areas of environmental sensitivity will not be permitted. The policy could specify which areas these are.
39. It is suggested that unless there are specific features of interest that could be created or enhanced within the strategic allocation, the need for 'environmental enhancement' should be provided within other CS policies and removed from the site allocation.
40. The inclusion of the IMD information in the supporting text appears out of context, as the policy will not directly be providing employment. It is suggested that, alongside the provision of housing within employment developments, that small scale employment as well as live/work units are encouraged within housing developments, to reduce the need to travel and improve accessibility to employment for new and existing residents.
41. It is suggested that the division between the policy wording and the supporting text is revisited as there were a number of specific references and information in Para. 4.3 that could benefit in tightening up the policy commitments.

2.48 Following consideration of the set of recommendations above by the Council, recommendations 35, and 41 have been taken on board in the wording for this policy in the final Partial Consultation Core Strategy document.

2.49 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Policy MA 1: Manchester Airport

2.50 Policy MA 1 designates Manchester Airport as a Strategic Site to accommodate the proposed growth of 45 million passengers per annum by 2030 and the resulting expansion that will be necessary. The policy provides a Schedule of Uses for development in specified sites and sets out a list of measures to be considered for development that does not reflect the Schedule of Uses. A further set of mitigation and compensatory measures are outlined to minimise the adverse environmental effects of expansion.

Summary

2.51 An analysis of Table 2.5 indicates that a mix of significant positive and negative effects has been predicted for the Core Strategy policy for Manchester Airport. It is understood that it is the role of the Core Strategy to control the land use planning implications of the airport proposals, which are dictated by the Future of Air Transport White Paper, as outlined in the CS. It should be noted that the assessment of the Airport policy within the CS Partial Consultation has been considered within the context of the Core Strategy's role in the land use planning process. It should therefore be noted that air and noise pollution from increased aircraft movements have not been considered as part of this assessment, as this is outside of the control of the CS. Further, it should also be recognised that, although outside of the control of the CS, technological improvements within the aviation industry are likely to lead to more fuel efficient and quieter aircraft that could result in lesser effects arising from aviation in the future.

2.52 Significant positive effects have been predicted mostly against economic objectives, with some significant social benefits also likely. The SA Objectives against which significant positive effects have been predicted include: 2 (attract additional population); 4 (skills and qualifications); 21

(economy); 22 (economic exclusion); and 23 (indigenous and inward investment).

- 2.53 Development of the site will become an economic driver for Greater Manchester, North West and the North, delivered through expansion of one of the growth sectors - aviation - and Manchester Airport. This is likely to increase the attractiveness of the area to potential investors and attract highly skilled population to the City region. As cited in the CS, the Sustainable Community Strategy recognises that aviation will make the greatest contribution to economic growth. New employment opportunities associated with the site's development should help retain and enhance local skills and qualification levels. Further airport development is likely to bring new job opportunities of a varied nature, requiring candidates offering a broad range of different skill sets, some of which will be in the service sector and more widely accessible to semi-skilled persons, or those seeking part time/flexible positions. The policy seeks directly to ensure that access to training and job opportunities for local people are created through the proposals. As an area of high deprivation, this could reduce economic exclusion.
- 2.54 Five significant negative effects have been predicted against social and environmental SA Objectives. Significant negative effects were predicted against SA Objectives: 10 (sustainable transport); 11 (air quality); 13 (efficient use of land); 15 (landscape and townscape); and 16 (heritage assets). A number of the SA predictions have utilised the Axis Environmental Assessment Report (January 2010).
- 2.1 The policy seeks to ensure that all development proposed at the airport demonstrates the extent to which surface access and car parking arrangements encourage the use of public transport, walking and cycling. It is recognised that this may reduce car traffic generation on a 'per flight' bases in the long term. However, the overall effects are likely to include an increase in car-based traffic. The IDP states that drop-offs by car are the most common way that people access the airport, and that this is the main cause of congestion. In the short term these effects will be further exacerbated by construction traffic. Furthermore Site 1b, which contains some car parking, has permission for extension. This is likely to further increase car-based traffic and therefore cause negative effects against this objective in the medium to longer term.
- 2.2 The site is within an AQMA. The policy is likely to lead to a significant increase in air pollution from traffic accessing the site, exacerbated in the medium term by construction work, coupled with reduced vegetation cover. The policy seeks that development proposals demonstrate how the number of people affected by atmospheric pollution will be minimised and the extent to which any impact can be mitigated that could help to minimise the effects of air pollution locally. The Air Quality Action Plan could also help to improve air quality. Actual pollutant levels will increase as a result of increased traffic levels; however the assessment predicts that these will be worst during the construction phase and that efforts to increase the proportion of trips made by public transport could help to ameliorate the situation in the longer term.
- 2.3 It is recognised that brownfield land is not available for the extension of the airport and that the design has been developed to maximise the efficient use of the land that will be lost to development. However, the site is nonetheless proposed on Greenfield Land and Grade 3 Agricultural Land, which will lead to the permanent loss of a significant amount of this resource. ..
- 2.4 The proposals will incorporate 'landscape mitigation' in several of the key areas mentioned in Table 8.1 of the policy, including the retention of some parts of Area 1B as green belt. This could help to reduce the effects of airport development in the former green belt area. The policy further references the Environmental Assessment Report, which includes mitigation measures. However, the environmental assessment (Manchester Airport Group Jan 2010) states that although *'development proposals seek to retain key landscape features including the majority of the ancient woodland and Cotteril Clough, and provide for the implementation of landscape mitigation scheme, there would be a notable change in landscape character due to the loss of vegetation and its replacement with hard-standing and the extension of buildings of an industrial-type from the east into what is presently an intimate and enclosed landscape. The introduction of high level*

most lighting, whilst intrusive, would be within the context of existing airport operations and have little impact on surrounding land. The significance of effect on landscape character is assessed as being moderate adverse. Additional mitigation, such as the implementation of structure planting along the site's perimeter where security allows, use of cut-off lighting to deflect light-pollution and careful site layout and alignment of buildings to minimise visual intrusion would minimise the adverse effects of development but would not be sufficient to reduce the overall level of significance in the medium or long term.'

- 2.5 The Environmental Assessment Report states that the proposals will lead to the demolition of the statutorily protected Cloughbank Farm (Grade II Listed Building) although proposals seek to protect the Site of Ringway Chapel and its setting. *'Mitigation, in the form of desk based investigations and site based recording accompanied by documentary research, would serve to reduce the impacts, although the overall significance of effect remains unchanged.'* (Environmental Assessment Report). However, the 'Need for Land' report states that Cloughbank Farm has already been substantially modified and *'therefore mitigation by recording is likely to be considered as acceptable.'* Taking a precautionary approach, effects are considered to be moderate adverse.
- 2.6 Although minor negative effects are predicted on SA objective 14 (Biodiversity), a discussion follows of the assessment findings. The site is adjacent to Cotteril Clough SSSI but it is understood that the SSSI is to be unaffected by the proposals. The component sites of the airport expansion are likely to affect Sites of Biological Importance (SBI) including: - Ponds near Manchester Airport Runway (Grade C SBI); Sunbank Woods and Marl Pit near Cotteril Clough (Grade A SBI). The environmental assessment report (Site A) states that *'the proposals would result in a moderate adverse effect on ecology and nature conservation features. However, the full implementation of additional mitigation including appropriate survey (arboricultural, ponds, farmland birds, reptiles, badgers and bats) and subsequent implementation of identified measures, the creation of new habitat through translocation of ancient woodland soils, watercourse enhancement, replacement planting of woodland and hedgerow, pond creation and the installation of bat roost and bird nest habitat, accompanied with careful lighting design and control over construction would serve to reduce these effects to slight adverse in the medium term and negligible in the long-term (+ 50 years).'* The policy wording states that development proposed should minimise any adverse impacts on areas of international or national conservation or ecological value. Development is expected to demonstrate that the environmental effects of the proposals are assessed at the planning application stage and that no greater negative effects will be permitted than those identified in the Axis Baseline and Environmental Assessment Report. A summary of these effects is included as an appendix to the Partial Consultation Document. Development must implement mitigation measures agreed with the Council, although timescales for this provision are not provided. It is likely that the policy will enable the minimisation of negative effects in the medium to long term through mitigation measures. In addition the Draft Infrastructure Delivery Plan states that *'The Airport currently manages a large area of land to the west of the runway under its Landscape and Habitat Management Plan (LHMP). As part of the planned development the LHMP will be extended by 100 hectares to compensate for, and to mitigate any effects of, increasing the operational area of the Airport by working with the various landowners to enhance the ecological diversity within the area. The area identified for the extension lies either side of the Bollin Valley between the M56 and Castle Hill Farm. The Airport will undertake the mitigation works in advance of development taking place.'*
- 2.7 Although not assessed as a significant effect in the SA, another assessment worthy of note is that against SA Objective 3 (Health). The Environmental Assessment Report (EAR) (Axis Jan 2010) does not provide information on the effects of noise and vibration or air quality, as they are stated to be *'commonly included within Environmental Impact Assessments and generally more applicable to the assessment of detailed development proposals'*. Therefore, detailed information about the potential effects of the airport to inform the SA is not available at this stage. The effect of the proposals at the airport is likely to increase noise pollution for those living within the current

57dBA noise contour of Manchester Airport. The policy seeks to mitigate this effect through ensuring that the maximum possible reductions are achieved through development proposals. This is likely to result in an overall minor effect, with significance being reduced through the policy. Control of noise from aircraft is not within the control of the CS. Although the effects of the increased airport capacity are likely to have overall negative effects on air quality, again, the policy seeks to reduce localised air pollution effects on the local community. The control of aircraft emissions is not within the CS remit. Further effects on health are included in the EAR, which states that Sites B and E have a national cycle route *along their boundaries and the route passes through Site D (Sustrans route 85- Manchester Airport Orbital Cycleway)*. PROWs also cross through sites B, E and F. *These routes are likely to be negatively affected by the expansion of the airport, as will its users through either a loss of facility, or added noise and air pollution that will affect users. Up to 5 PROWs are likely to be closed as a result of development on site E with limited options for mitigation due to site security. It is likely that other effects to PROWs could be mitigated. Added to the air and noise pollution likely to increase in the area, these factors could have negative effects on health. In Area 4, the policy seeks that the existing allotments are retained or relocated, which could help to maintain health levels from the perspective of local food production which could have minor benefits for health. Overall, it is considered that, within the perspective of the potential for the CS to control the effects of the Airport, minor negative effects are likely.*

- 2.8 A range of positive and negative effects are expected against SA Objective 17 (Use of natural resources). Although development in the short term may result in inefficient use of natural resources, national guidance will ensure that in the medium to longer terms increasing amounts of buildings are designed to meet more stringent environmental design standards. Such high sustainable design standards are likely to lead to the efficient use of natural resources in new development.
- 2.9 Minor negative effects are predicted against SA Objective 18 (Climate change) as the policy will increase the capacity of the airport, thus increasing the need for buildings and giving rise to an increase in traffic accessing the airport. However, the Core Strategy Policy Approach En2 considers Strategic Housing and Employment Locations as Strategic Areas for Low Carbon, Decentralised and Renewable Energy Development within Manchester. It is considered that these strategic locations will have a major role to play in achieving an increase in the level of decentralised, low carbon and renewable energy available. Further, national guidance on sustainable building practices as well as the intention of the policy to encourage more sustainable modes of transport to the airport, could lead to positive effects in the long term. However, the extension of car parking in Site 1b will encourage travel by car, therefore measures to discourage car use should be emphasised to ensure realisation of the predicted positive impact against this objective in the long term.

Recommendations

- 2.10 Recommendations to improve the policy's performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
42. Any negative effects on the allotments should be mitigated, or improved compensatory provision in accessible locations should be provided elsewhere, ahead of the loss of the previous provision, as determined by the *Allotment Acts 1950 and 1922*
 43. The policy should seek that any potentially negative effects on PROW or national cycle routes are mitigated. Provision of routes elsewhere should be enhanced. Provision of this enhancement should be in line with the Infrastructure Delivery Plan under 'green infrastructure'. The supporting text should include reference the Infrastructure Delivery Plan in this respect.
 44. The supporting text could include commentary in terms of increasing the provision of

general community facilities and services that will be made available for the local resident and working population, linking it to the Infrastructure Development Plan.

45. It is unclear from the text in the CS how parking arrangements could encourage the use of public transport, walking or cycling. This should be made clearer in the supporting text with cross reference to the Infrastructure Delivery Plan and the Airport Masterplan where further detail is provided. The IDP states that 'The Airport's long term ambition is for 40% of passengers and 50% of staff to be using public transport...Manchester Airport has a rail station with direct links to Manchester and the West Coast Main Line via Crewe... the Airport's aim is for 25% of passengers to travel to the Airport by rail by 2030 (approx 12 million)...Phase 3 of Metrolink includes an extension to the Airport. Metrolink will increase significantly the number of employees travelling by public transport and provide better access to jobs at the Airport for local people.'
46. It is suggested that the bullet that refers to atmospheric pollution is reworded to ensure that proposals seek to mitigate the effects of pollution, rather than demonstrate the extent to which they can be mitigated. This could read: 'Demonstrate that the number of people affected by atmospheric pollution is minimised and how these effects will be mitigated.'
47. Surface water management and the runoff of pollutants should be considered as part of the demonstrated effects that can be mitigated or compensated.
48. The policy wording could add some of the detail provided on biodiversity enhancement in the Draft IDP. The following sentence could be added, 'As part of the planned development the Airport will extend the area of land it currently manages for landscape and habitats to compensate for, and mitigate any effects of increasing the operational area of the airport'.
49. It is recommended that the policy includes specific reference to the control of the impact of development on the landscape in addition to impacts in terms of ecology, air quality and noise.
50. The Draft Infrastructure Delivery Plan states that '*All new buildings and major refurbishment projects will include a combination of ground source heat pumps, solar heating, PV cells, CHP and other low/zero carbon technologies. This is to achieve 10% of power demand or a level that is in line with Local Planning Authority requirements. By 2020 the Airport aims to generate (on and off-site) a minimum of 25% of its final energy demand (heat and power) from renewable sources, and the aim is this will increase to 40% by 2030.*' These requirements could be added to the supporting text, cross referencing the IDP.
51. Paragraph 8.3 of the supporting text includes reference to the expansion of the airport being supported by the RSS. This may need to be revised in light of recent changes in the status of RSS. It is recommended that additional information be included from the supporting documents, for example, an indication of the spatial distribution of the different phases of development - this will allow a more accurate forecast of likely impacts to be made. Similarly, there are some clear commitments referenced within the supporting text (e.g. infrastructure improvements) that could be strengthened by inclusion in the actual policy wording.

Overarching recommendations for all Locational Policies

52. It should be ensured that the glossary includes all architectural terms used within the policy to enable greater clarity for the reader. This should include the meaning of 'foot-plates'.
53. More detailed site allocations should seek to avoid areas of importance for biodiversity, creating enhancements through Green Infrastructure and compensatory measures

wherever possible, in accordance with the IDP. Relevant policies could include a reference to the demonstration that proposals will not give rise to unacceptable adverse environmental effects, supported by explanatory text within the reasoned justification.

54. It is suggested that text relating to the need for proposals to be developed in accordance with the energy policies is unnecessary and could be removed from the policy into the supporting text, as this requirement is provided in another CS policy, which should be read in conjunction with this. However, if the site contains potential for a specific type of low and zero carbon energy generating infrastructure, this could be specified in relation to the particular site. This could perhaps include a cross reference to a feasibility study in the supporting text that provides the basis for the assertion if such feasibility study exists.

Topic-Specific Policies

2.11

Table 2.6 - Summary of Significance of Effects of the Partial Consultation Core Strategy Topic Based Policies compared to the November 2009 assessment and the July 2010 assessments. In general, the revised policies have resulted in an enhancement of the significance of the positive effects for both the Retail and Energy & Climate Change components. The situation is more mixed with regards to the Housing component with a slight reduction in the significance of positive effects against SA objective 2 (additional population), 5 (adequate mix of housing) and 8 (ensure people's needs).

Table 2.6 - Summary of Significance of Effects of the Partial Consultation Core Strategy Topic Based Policies compared to the November 2009 assessment

SA Objective		Housing 2009	Housing 2010	Retail 2009	Retail 2010	Energy & Climate Change 2009	Energy & Climate Change 2010
1	Reduce poverty and social exclusion	+	++	++	+++	++	+++
2	Attract additional population to settle in Manchester	+++	++	++	++	++	++
3	Improve health of the population and reduce health inequalities	+	+	++	+++	++	++
4	Improve the qualifications and skills of the resident population	++	++	+	++	+	+
5	Provide an adequate mix of quality housing for current and future residents of the area	+++	++	+	++	++	++
6	Reduce crime and perceptions of crime	++	++	++	++	0	0

SA Objective		Housing 2009	Housing 2010	Retail 2009	Retail 2010	Energy & Climate Change 2009	Energy & Climate Change 2010
7	Encourage a sense of community well-being and engagement	++	++	+	+++	++	+++
8	Ensure people's needs for goods, services and amenities are met	+++	++	+	+++	0	+
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs	++	++	+	++	++	+++
10	Promote the use of sustainable transport modes and reduce motorised traffic	++	++	++	+++	+/-	+/-
11	Improve air quality	-	-	++	++	+/-	++
12	Improve the quality of water bodies and their environment	-	+	+	+	++	++
13	Ensure efficient use of land	++	++	+	++	+	+
14	Maintain and enhance biodiversity, including habitats and species	-	+/-	+	+/-	+/-	++

SA Objective		Housing 2009	Housing 2010	Retail 2009	Retail 2010	Energy & Climate Change 2009	Energy & Climate Change 2010
15	Maintain and enhance the quality of landscape, townscape and built environment	++	++	++	+++	+/-	+
16	Protect and enhance sites, features and areas of historical and archaeological value	-	+	+	+/-	+/-	+/-
17	Ensure the prudent use of natural resources	+	+	+	+	++	++
18	Reduce contribution to climate change	+	+	-	-	++	+++
19	Reduce impact of climate change	+/-	+/-	0	+	++	+++
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	-	+/-	+	+	0	0
21	Encourage a strong and stable economy	++	++	+++	+++	+++	+++
22	Reduce economic exclusion	+	+	++	++	0	0
23	Encourage and accommodate both indigenous and inward investment	+	+	++	+++	0	+++
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District	++	++	++	+++	0	++

SA Objective		Housing 2009	Housing 2010	Retail 2009	Retail 2010	Energy & Climate Change 2009	Energy & Climate Change 2010
	and Local Centres						

Component 1: Housing

- CC 9 Housing
- H 1 Overall Housing Provision
- H 2 Phasing of Housing Provision
- H 3 Housing Distribution
- H 4 Windfall Sites
- H 5 Affordable Housing
- H 7 Accommodation for Gypsies and Travellers
- H 8 Accommodation for Travelling Showpeople
- H 9 Strategic Housing Sites
- DM 2 Impact on residential areas
- DM 3 High Density Housing
- DM 4 Special Needs and Supported Housing
- **H 7: Purpose Built Student Accommodation (revised)**
- **DM5 Houses in Multiple Occupation (revised)**

2.12 Summaries of the changes that have been made to Policies H7 and DM5 are outlined below:

- Amendments have been made to Policy H7 regarding student accommodation, to better reflect MCC's regeneration priorities. The content of the policy replaces Policy approach H6 in the Core Strategy Proposed Options document. The policy revisions include a stronger focus on an assessment of need for new accommodation, coupled with an expectation that developers can provide confidence in the viability and deliverability of proposals coming forward. This aims to promote movement away from speculative development, to an approach more clearly focused on regeneration through practical implementation.
- Alterations to Policy DM5 regarding Housing in Multiple Occupation, have also been made to reflect changes in the legal framework governing HMO. The changes aim to ensure a fuller consideration of the impact of HMOs on the overall social fabric and diversity of an area. In particular, MCC is seeking to ensure that conversions to HMOs do not unduly reduce the availability of family accommodation within the City.

Summary

2.13 An analysis of Table 2.6 indicates that significant positive effects were predicted as a result of the assessment of the policies in this component. No significant negative effects were predicted. The SA Objectives against which significant positive effects were predicted were: 1 (poverty and social exclusion); 2 (attract additional population); 4 (skills and qualifications); 5 (housing); 6 (crime and perceptions of crime); 7 (community well-being and engagement); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 10 (sustainable transport); 13 (efficient use of

land); 15 (landscape and townscape); 21 (economy); and 24 (vitality and viability of centres).

- 2.14 The supporting text emphasises that a sustainable community must provide opportunities for a mix of households and that families are particularly important in this mix. Overall the purpose of DM5 is to ensure that there is an appropriate mix of housing types thus reducing social exclusion - Houses of Multiple Occupancy will not be permitted where there is already a high concentration (>20%) of HMOs. Policy H7 on student accommodations favours those developments that can demonstrate a positive regeneration impact in their own right and contribute to provide a mix of uses and support district and local centres. Student accommodation will integrate with existing neighbourhoods to contribute in a positive way to minimise social exclusion.

Recommendations

- 2.15 There are no recommendations for this component.

Component 2: Retail and Centre

- **Policy C 1: Centre Hierarchy (revised)**
- **Policy CC8: City Centre Retail (revised)**
- **Policy C 2: District centres (revised)**
- **Policy C 3: North Manchester District Centres (revised)**
- **Policy C 4: East Manchester District Centres (revised)**
- **Policy C 5: Central Manchester District Centres (revised)**
- **Policy C 6: South Manchester District Centres (revised)**
- **Policy C 7: Wythenshawe District Centres (revised)**
- **Policy C 8: Out of centre development (revised)**

- 2.16 Summaries of the changes that have been made to Policies C1-C8 and CC8 are outlined below:

- Changes to Policy C1 have been made to allow the integration of findings from the council's updated Quantitative Retail Study and amended Retail Development Strategy. The policy now includes full reference to the Local Centres within MCC.
- Policy CC8 has been revised to incorporate additional detail on MCC expectations with respect to re-use of existing retail buildings and the quality of design that will be favoured in the City. Particular emphasis is placed on the need to respect the built heritage of Manchester and deliver enhanced accessibility, connectivity and high quality public realm as part of improving the overall shopping experience. The Policy notes the changing role of the City, which includes meeting the needs of an expanding residential population. Circumstances under which development will be permitted to extend outside the PSA are also clarified.
- Policy C2 revisions add considerably more detail about MCC aspirations in terms of the character and form of the district centres. The revisions are more prescriptive about the considerations that should inform the generation of development proposals, with greater emphasis placed on ensuring that retail developments better meet potential for wider regeneration benefits.
- No significant amendments were made to Policies C3, C5, C6 and C7.
- The amendments made to policy C4 clarify the expectation that additional food retail requirements will be met through development within the District Centre boundaries at Newton Heath.
- Policy C8 amalgamates the provisions of Policy Approaches C3 and C4. It presents a different approach to the development of out of centre retailing, identifying a presumption

against development and providing clear guidance on the circumstances under which it may be considered acceptable. This includes safeguards for the vitality and viability of existing centres,

Summary

- 2.17 An analysis of Table 2.6 indicates that the majority of the effects predicted against the SA Objectives for this Component were significantly positive. The SA Objectives against which significant positive effects were predicted are: 1 (poverty and social exclusion); 2 (attract additional population); 3 (health); 4 (skills and qualifications); 5 (housing); 6 (crime and perceptions of crime); 7 (community well-being and engagement); 8 (addressing needs for services and facilities); 9 (equality of opportunity); 10 (sustainable transport); 11 (air quality); 13 (efficient use of land); 15 (landscape and townscape); 21 (economy); 22 (economic exclusion); 23 (indigenous and inward investment); and 24 (vitality and viability of centres).
- 2.18 The policies in the component may help to reduce social exclusion, through the provision of local retail services, and other services and facilities, especially in the district centres as outlined in policy C 1. In these locations, mixed use development will be promoted to include local food and non food shopping, leisure facilities, community activities, employment, and local services. Local centres are to include small scale retailing and leisure activity as well as for community services and facilities that meet local needs. Significant effects in the medium to longer term are likely to result as people increasingly benefit from the spatial distribution of facilities.
- 2.19 Policy C 1 specifically seeks to maintain the vitality and viability of its centres through providing services as locally as possible as well as encouraging a mix of uses in new development that integrates retail provision. The policies seek to reduce the retail leakage that is experienced in many of the district centres at present as well as discouraging out of town retail through policy C8. This will increase footfall and is also likely to decrease the number of vacant units in the centres. Policy CC8 specifically seeks that developers can demonstrate that retail units in mixed developments will be occupied. Policy C 1 broadly outlines the range of services and facilities to be provided within the different centres of the hierarchy. This enables the predicted outcomes against this Objective to be given greater certainty, with increased benefits in the medium to longer term as the Objectives of the policies are realised through development proposals.

Recommendations

- 2.20 Recommendations to improve the policy's performance towards the achievement of the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken):
55. It is suggested that the site specific allocation within policy C1 is removed due to the strategic nature of the document. This designation could be included in a Site Allocations DPD.
 56. Policy CC8: It is suggested that the paragraph beginning "The current shortage of food retail means that residents travel outside the City Centre..." and ending "...thereby also improving the quality of retail in these locations." could be moved to the supporting text as this is explanatory text. It is suggested that text providing examples of new residential areas should be removed. Policy text should either be exhaustive or no examples included. A list of new residential areas where food retail will be encouraged could be included in the supporting text. However, in light of the revisions to the housing policy to become more strategic, it is considered that this may now not be appropriate for the CS.
 57. It is recommended that health facilities are included in the list of the key services and facilities to be available in the district and local centres in the wording of Policy C 2 (District Centres). This will help to ensure that this Policy will have a positive effect on reducing inequalities in health and ensuring all current and future residents have access to health facilities.

58. The centre hierarchy could specify the types of other services and facilities that will be available in the district and local centres.
59. It is suggested that policy CC8 is insufficiently succinct, providing unnecessary text. It is recommended that the policy be summarised, with the key requirements for each area provided in bullet points.
60. The policy should seek to consider the potential and need for the provision of other community facilities within these areas to enable delivery.
61. It is suggested that policy C1 replaces "minimise the need to 'shop' by car" with "minimise the need to 'travel' by car", to broaden the scope of the policy, as people will seek to travel to centres to access a wide range of local services and facilities, not just retail. In line with this, it is suggested that the policy is termed a centre hierarchy in the policy wording, as opposed to a retail hierarchy. The 'centre hierarchy' will then encompass retail alongside other local services and facilities as already cited in the policy.
62. Further, it is recommended that the refurbishment of the existing out of town shopping destinations involves the enhancement of accessibility by public transport to reduce reliance on the private car to these locations. Supporting text (paragraph 7.15) indicates that in the City Centre retail core, there will be an emphasis on creating a pedestrian friendly environment, including pedestrian priority zones. It is suggested that this intention is included within the policy wording.
63. It is suggested that any key diagrams of the City Centre PSA include the designation of pedestrian priority zones as mentioned in paragraph 7.16 and CC8. The policies for the centres including C 2 should also include how Green Infrastructure will be integrated into the City Centre and designated areas, to enable clear implementation of En 9. It is suggested that a comment on the accessibility of all the district centres is provided within the policies, not just C6.
64. Policy C2 could cross-reference or more consistently outline, briefly, the key characteristics of each centre in terms of character to ensure that designs and land uses reflect this. At present, although the policies seek that development reflects local character, what this means is not detailed.
65. It is suggested that the cross reference to GI or other CS policies is unnecessary within the policy wording.
66. Policy CC8: It is suggested that the text that reads 'proposals for new development will be assessed against relevant design policies....' is superfluous to the policy. All policies within the CS should be read as a whole and therefore this reference is considered unnecessary.
67. Policy C5: It is suggested that the penultimate sentence is repetitive and should be removed from the policy. More generally, it is suggested that differing characteristics for the district centres are included within the CS, which does not allow for comparison. For example, the accessibility of the South Manchester Centres is included, but this information is not provided for the others. Information such as the vacancy rate is included for Fallowfield, but not for other centres. Consistency in the provision of information to characterise local areas will provide greater clarity and allow for comparison between areas.
68. Local Centres: It is suggested that, as there are policies for the other types of retail, a policy for local centres should be created.
69. Policy C 1: Reference to taking opportunities for refurbishment and replacement of out of centre retail locations where this would improve the retail environment and reduce the

impact on neighbouring residents could be moved into the policy to strengthen the commitment.

70. It was suggested that the policy be reworded, to be phrased in a way that stipulates the type of development that will be encouraged within the district centres in East Manchester. The policy read as explanatory text and was sometimes repeated in the supporting text.

2.21 Following consideration of the set of recommendations above by the Council, recommendations 56, 61, 62 and 70 have been taken on board in the wording for this policy in the final Partial Consultation Core Strategy document.

2.22 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

Component 3: Energy & Climate Change

- ***Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development (revised)***
- ***Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure (revised)***
- ***Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies (revised)***
- ***Policy En 4: Energy Infrastructure opportunities (revised)***
- ***Policy En 5: Adaptation to Climate Change (revised)***

2.23 Summaries of the changes that have been made to Policies En 1 - 5 are outlined below:

- Policy En 1 has been updated to reflect the findings of additional work undertaken on the AGMA Decentralised Energy Study. Terminology has been altered to Low and Zero Carbon Development, in line with alterations to national policy. Additional detail adds clarity to the expectations of MCC in terms of developer responsibilities and provides a stronger base from which to develop lower level policies (e.g. through DPDs).
- Additions to Policy En 2 clarify the need for energy proposal plans to be produced and extend the list of development types to which MCC considers them appropriate. The Airport Site has also been added to the list of sites suitable for contributing to an increase in low and zero carbon energy supplies available.
- The table in Policy En 3, setting out the target framework, has been re-formatted to simplify the presentation of targets and remove the ambiguity of the earlier iteration (arising from the inclusion of 4 different targets). Expectations on developers are also expressed with greater clarity, linked to specific types of development. The expectations in terms of the amount of information required for development management are also clearly set out.
- The amendments made to Policy En 4 highlight the way in which new energy infrastructure opportunities will be considered and seek to ensure that new provision offers potential for expansion in future through further connections as required. The revised policy also incorporates specific references to a broader range of low and zero carbon opportunities. Policy phrasing has been amended to emphasise the need to safeguard sites within known energy generation potential where this is of strategic importance. In addition, reference is made to the need to monitor the cumulative impact of proposals on the wider environment, particularly air quality and landscape character.

- Amendments to Policy En 5 provide considerable expansion in terms of the Council's expectations.

Summary

- 2.24 An analysis of Table 2.6 indicates that the assessment of the component policies against the SA Objectives resulted in significant positive effects being predicted against the following Objectives: 1 (poverty and social exclusion); 2 (attract additional population); 3 (health); 5 (housing); 7 (community well-being and engagement); 9 (equality of opportunity); 11 (air quality); 12 (water quality); 14 (biodiversity); 17 (prudent use of natural resources); 18 (contributions to climate change); 19 (impact of climate change); 21 (economy); 23 (indigenous and inward investment); and 24 (vitality and viability of centres). No significant negative effects were predicted.
- 2.25 The revised policy En 1 includes a clear explanation of the Energy Hierarchy, and how this should be employed within development. A figure is provided in picture 9.2. This increases the certainty with which significant effects can be predicted. Explanation is provided in the supporting text of how the AGMA study has detailed opportunities for greater achievements of lower CO₂ emissions at a lower cost through the identification of the strategic areas. This is reflected in the targets in En 3. The development of low and zero carbon energy generating technologies in the strategic employment areas may help to improve the resilience of the local economy through improved efficiency and self sufficiency. Further, over time the generation of such energy may help to improve the attractiveness of the area through improving its national and international reputation as well as the reduction of local pollution. The supporting text seeks that the City is positioned as a low carbon investment location and to achieve economic growth in a manner that reduces CO₂ emissions. If this is achieved, it is likely that benefits will be significant against this objective.

Recommendations

- 2.26 Recommendations to improve the policies' performance against the SA Objectives are made below (reference should be made to Appendix A for further information on how these recommendations specifically relate to the results of detailed appraisal undertaken).
71. It is suggested that policy En 5 provides some repetition with the other policies in the component. For example, the use of passive design is required under En 1 and flood risk is included in the CS policy En 6. Consideration could be given to rationalising the policies to eliminate repetition.
 72. It is suggested that all requirements relating to GI are included under the GI policy (En 9) only and all repetition is removed from other policies.
 73. It is suggested that the examples provided in the policy text should be removed, unless the list provided is exhaustive. This includes the words 'such as improved insulation and glazing' in policy En 1. Below table 9.3 relates to the Code for Sustainable Homes. However, no previous explanation of this requirement has been provided, nor does the text relate to BREEAM for completeness. It is suggested that either this text is removed, or introductory text is included. Reductions under BREEAM for non residential development should also be included if this is to be the case.
- 2.27 Recommendations that have been taken onboard in the wording for this policy in the final Partial Consultation Core Strategy document include:
- It was suggested that the benefits of the creation of low and zero energy sources should be weighed against negative effects associated with the reliance on road transport for the delivery of fuel. The policy has been reworded to address this.
 - Under policy En 5 the consideration of biodiversity linkages to enable species to adapt to the changing climate is one example of an effect that had not been included in the list of

examples. It was suggested that the existing examples should be removed; however a bullet point recognising opportunities for biodiversity was added.

- Supporting text for policy En 1 (para 9.3, second bullet) refers to a table in relation to zero carbon development. There was previously no table included in the text; however, it has now been included.
- There was repetition relating to allowable solutions in paragraphs 9.13 and 9.21. Repetition was removed.

2.28 All other recommendations will be considered by the Council after the Partial Consultation has taken place.

3. References

1. Greater Manchester Authorities, March 2004, Greater Manchester Air Quality Action Plan, http://www.mapac.org.uk/AP_pdfs/GMAQAP.pdf
2. Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA LEVEL 1 SFRA Final and Strategic Flood Risk Assessment Level 2 Report - Chapter 8 Manchester, JBA Consulting, March 2010
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6. Manchester Airport Group, February 2010, Local Development Framework Environmental Evidence Study Part 2: Environmental Assessment
7. Manchester City Council, Local Development Framework: Core Strategy Proposed Option, Sustainability Appraisal Report, Atkins, November 2009
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Appendix A – Detailed Policies Assessment Tables

A.1.1 This section presents the findings of the detailed assessment of the policies of the Manchester Core Strategy Partial Consultation. Each table contains predictions and evaluation of effects for each SA objective, in accordance with the methodology described above, together with a commentary/explanation of the assessment and recommendations of the mitigation measures. Table A.1 below explains the terms and symbols used in the tables.

Table A.1 – Assessment Tables – Terms and Symbols

Magnitude		Scale		Duration		Permanence		Certainty
✓✓	Major Positive	Local	Within or in Proximity to Rossendale Borough	ST-MT	Short term-medium term	Temp	Temporary	Low
✓	Minor Positive	Sub-Reg	North West	ST-LT	Short term – long term	Perm	Permanent	Med
-	No Effect	Reg/Nat	Northern England and Beyond	MT-LT	Medium term – long term			High
?	Unclear Effects			ST	Short term			
x	Minor Negative			MT	Medium term			
xx	Major negative			LT	Long term			

Score	Significance of effect
+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	Moderately negative
---	Strongly negative
+/-	Combination of positive and negative effects / neutral effect
n/a	Not assessed

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	Reduce poverty and social exclusion	✓	Local	ST- LT	Perm	Low	+	++	++	++	Supporting text indicates that approximately 27500 net jobs will be created by 2027 through the proposals. It is likely that, although the main employment provision (class B1a offices) is targeted at the highly skilled population, a number of jobs in support of this provision such as in the service industries, will also be created. Development of this location for employment purposes will help tackle deprivation due to the proximity to deprived communities in North Manchester, a nationally significant area of deprivation. Effects are likely to increase over time as development proposals are realised.	No recommendations
2	Attract additional population to settle in Manchester	✓✓	Local	ST- LT	Perm	Med	++	++	+++	+++	It is likely that the policy will generate high quality employment opportunities to match the skills of the target population, including university students. Effective retention of skilled personnel would have support the aim to attract additional population in the City Centre catchment. This could create benefits	It should be ensured that the policy includes reference to all of the employment types that will be encouraged within the City Centre. In recognising the link between skills and job creation, a reference to supporting growth of the education sector (especially the Universities)

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											against this Objective, especially in the long term as more employment opportunities are created.	may be of benefit.
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	Concentrating development in the city centre, to include a mix of uses that is likely to include housing, could improve accessibility to health services and facilities. However, the predominance of employment uses in this area may reduce a sense of community amongst inhabitants. Further, it is likely that the city centre location will give rise to increased air, noise and light pollution for residents, which could have negative effects on health levels and general sense of well-being. Minimisation of these effects should be required through other CS policies.	The supporting text identifies the cluster of hospitals, health and medical research facilities as a key asset within the City Region. If the policy is to promote this sector in addition to B1a then this should be made explicit in the policy wording.
4	Improve the qualifications and skills of the resident	✓✓	Local	MT-LT	Perm	Med	+	++	+++	++	The development of new employment opportunities should lead to increased potential for vocationally based training and skills within the community. Effects are likely to increase over time as more proposals are	PA1 in the CS sets out development proposals will seek to support training and employment initiatives. No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	population										developed.		
5	Provide an adequate mix of quality housing for current and future residents of the area	✓	Local	ST-LT	Temp	Med	+	++	++	++	Although the policy primarily seeks the provision of land uses for economic gain, it may lead to the development of some housing through the mix of uses to be provided. This may help to meet the required housing provision in the plan area. Other plan policies will work in a complementary manner to ensure adaptability and appropriate variety and quality of housing.	No recommendations.	
6	Reduce crime and perceptions of crime	✓	Local	ST-LT	Perm	Low	+	+	++	++	Creating a mix of uses within the City Centre could increase natural surveillance throughout the day and evening, thus potentially reducing the fear of crime within the City Centre. An increase in employment could also lead to reduced incidences of crime through a combination of redevelopment, enhancement and the provision of new job opportunities. Other policies within the CS are likely to require the use of design to reduce fear and incidences of crime.	No recommendations.	

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
7	Encourage a sense of community well-being and engagement	✓	Local	ST-LT	Perm	Low	+	+	+	+	The predominance of employment uses in the City Centre area may alter the character and potentially reduce a sense of community amongst inhabitants, which could have negative effects on community cohesion. However, it is likely that design will be of a high quality, which will enable residents to take pride in their area and increase a sense of wellbeing. Furthermore, the provision of residential development within mixed use schemes may offset effects by swelling the overall city resident population - over time this is likely to have indirect benefits in terms of encouraging greater social interaction.	No recommendations.
8	Ensure people's needs for goods, services and amenities are met	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	Development will be located in the City Centre and thus will be in proximity to a range of services and facilities within an accessible distance and well-connected by public transport. The IDP and other CS policies should ensure that development proposals integrate GI wherever possible. Increased mixed use development should swell the catchment for services and facilities,	No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											helping to secure viability in the longer term, as well as potentially increasing demand for new provision.	
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqlA)	✓	Local	ST- LT	Perm	Low	+	+	++	++	The policy states that all developments will need to consider access, design and layout which could lead to benefits against this Objective. It is likely that, although the main employment provision is targeted at the highly skilled population, a number of jobs in support of this provision such as in the service industries will also be created. Development of this location for employment purposes will help tackle deprivation due to proximity to deprived communities in North Manchester, a nationally significant area of deprivation. Effects are likely to increase over time as development proposals are realised.	No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
10	Promote the use of sustainable transport modes and reduce motorised traffic	✓✓	Sub-Reg	ST-LT	Temp	Low	++	++	++	++	Concentrating development in the City Centre is likely to enable the promotion of the use of sustainable modes of transport for accessibility to employment as the area is well served by these modes. The policy also includes the delivery of some mixed use development within the most accessible parts of the City, which is likely to assist in encouraging sustainable travel behaviours amongst new residents.	No recommendations.	
11	Improve air quality	××	Local	ST-LT	Temp	Med	--	--	-	--	Focusing development in the City Centre could lead to an increase in air pollution through an increase in people accessing the area on a daily basis (i.e. additional transport and building emissions, plus a denser form of development limiting dispersal rates). Further, the City Centre is within an AQMA, so the effects of air pollution will already be being felt in the City Centre, leading to exacerbated negative cumulative effects. However, the benefits of accessibility by public transport, walking and cycling may partially offset the growth in air polluting effects	The supporting text to the policy could make reference to the possibility of making the City Centre a Low Emissions Zone (LEZ) seeking to restrict or deter access by specific polluting vehicles or only allow low (as regular or plug-in hybrid) or zero emission (as all-electric) vehicles, with the aim of improving the air quality.	

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											over time. Similarly, it is recognised that in the long term adverse impacts on air quality may be mitigated by the implementation of low and zero carbon technology, which may deliver retrofitting. However, the policy does not indicate any certainty of this occurring, and the extent to which it would increase air quality cannot be predicted at this stage, therefore the policy is negatively assessed against this objective.	
12	Improve the quality of water bodies and their environment	☰					0	0	0	0	Part of the site is an Urban Waste Water sensitive area. In the north west of the site, the river quality (River Irk) has been recorded as very bad for biology with very high levels of nitrates and phosphates (Environment Agency 2008). Although there are other watercourses within the allocated area, no further data on the quality of resources is available. An intensification of development is likely to lead to an overall increase in water pollution and consumption. However, this effect will be minimised through development control and sustainable building practices	No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											required through other policies in the CS, as well as by the EA as consultee as development proposals come forward. The overall impact is considered likely to be neutral.	
13	Ensure efficient use of land	✓✓	Local	ST-LT	Temp	Med	++	++	++	++	The City Centre is considered to be the most sustainable location for regional-scale office development in the City-Region as it is a previously developed area and a focus for high density mixed use development. Proposals in this area are likely to contribute to this Objective, through making an efficient use of previously developed land in an accessible location.	The policy specifies that the focus for employment growth will be 'high density B1 employment' although no specific densities are provided within the policy. This could be clarified. See also the general comment about adding specific amounts of development/job creation numbers into the policy, to clarify the quantum of development sought.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
14	Maintain and enhance biodiversity, including habitats and species	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	There are no sites designated for their biodiversity value within the allocated area. Policies relating to GI in the CS and IDP could help to enhance the biodiversity of the area, although the intensification of development could reduce this potential. The development of some previously developed sites could lead to the loss of sites important (but not designated) for biodiversity.	It should be ensured that the development of previously developed sites does not lead to the loss of sites important for local biodiversity. Other plan policies incorporate some safeguards - a reference within the supporting text would highlight the interconnected nature of the issues.
15	Maintain and enhance the quality of landscape, townscape and built environment	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	New development designed to a high quality delivering regeneration in previously developed areas is likely to improve the quality of the built environment, creating benefits against this objective.	No recommendations.
16	Protect and enhance sites, features and areas of	✓	Local	ST-LT	Perm	Low	+	+	+	+	The development of the City Centre is likely to rejuvenate previously developed sites, thus enhancing features of heritage value. Other policies in the CS will ensure that positive effects are achieved.	No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	historical and archaeological value												
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Perm	Med	+	+	+	+	Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.	No recommendations.	
18	Reduce contribution to climate change	✓	Local	MT-LT	Temp	Low	+/-	+	++	+	An overall increase in development will lead to an increase in overall GHG emissions from buildings, especially in the short and medium term. In the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016. Additionally, the policy states that 'proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure in the regional centre as set out in the Energy policies' as well as consider 'energy infrastructure'.	It is suggested that the requirement of development to contribute to the provision of low and zero carbon decentralised energy is unnecessary for inclusion within the policy wording (it could be moved to the supporting text) as this requirement is provided in CS En2 policy.	

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
19	Reduce impact of climate change	x	Local	LT	Temp	Med	-	-	--	--	The City Centre employment opportunities as depicted on the City Centre Plan contain a number of areas, including Strangeways, identified by the Environment Agency and the SFRA Level 2 as being within Flood Zones 2 and 3. An intensification of development in these areas could increase the risk from flooding to people and property. However, development will be in accordance with PPS25, which will include measures to reduce these effects. Effects will be more significant in the long term as the effects of climate change increase along with an increase in development.	PA En 6 in the CS adequately sets out the requirement to consider SFRA in development proposals. No recommendations.
20	Minimise the production of waste, manage waste sustainably and increase re-use,	x	Local	ST-LT	Temp	Low	+/-	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance.	No recommendations.

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	recycling and recovery rates												
21	Encourage a strong and stable economy	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	The policy seeks that employment growth is predominantly within the B1a (offices) high density employment. Growth of employment opportunities in the City Centre is likely to contribute to the growth of the regional economy, creating significant benefits against this Objective over time.	See recommendations for Objectives 1 and 2.	
22	Reduce economic exclusion	✓	Local	ST-LT	Perm	Low	+	++	++	++	Supporting text indicates that approximately 27500 net jobs will be created by 2027 through the proposals. It is likely that, although the main employment provision is targeted at the highly skilled population, a number of jobs in support of this provision such as in the service industries will also be created. Development of the City Centre for employment purposes will help tackle deprivation due to proximity to deprived communities in North Manchester, a nationally significant area of	See recommendation for Objective 1.	

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											deprivation. Effects are likely to increase over time as development proposals are realised.		
23	Encourage and accommodate both indigenous and inward investment	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	The policy seeks to encourage a variety of foot-plates in order to attract local, national and international investment. This should create cumulative benefits against this Objective over time as the employment location gains additional status and appeals to a broad cross-section of employers, adding dynamism to the overall mix of businesses.	It should be ensured that the glossary includes all architectural terms used within the policy to enable greater clarity for the reader. This should include the meaning of 'foot-plates'.	
24	Maintain and enhance vitality and viability of Manchester's centres,	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	The policy is likely to contribute to enhancing the vitality and viability of the City Centre through attracting an increase in in-migration and investment to the area. Increased office based employment will deliver increased vitality during the day; and the addition of mixed use development will extend activity through to	No recommendations.	

Policy EL 1: Primary Economic Development Focus : City Centre and Fringe													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary		Recommendations
	including City Centre, District and Local Centres										the evening economy.		
General Comments													
<p>The cumulative impact of delivering new jobs in the City Centre and attracting new residents is likely to have longer term indirect benefits in terms of swelling the need and catchment for a broader range of support jobs (e.g. business support services, convenience retail, leisure and part-time employment in maintenance/cleaning/building management etc.).</p> <p>The policy indicates the overall target for job creation to 2027. It would be useful to know what proportion of the 200ha. of employment floorspace is to be delivered in the City Centre; and the amount of jobs that will actually be created within the Plan period.</p>													

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	Reduce poverty and social exclusion	✓✓	Local	ST- LT	Perm	Med	++	++	+++	+++	Development of Central Park (North and South) for employment purposes will help tackle deprivation due to proximity to deprived areas. Development proposals will be expected to show how they will support the continued regeneration of East Manchester and ensure that employment opportunities are accessible to local communities, leading to benefits against this objective over time. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to the East/North Manchester communities by sustainable and public transport provision.	No recommendations.
2	Attract additional population to settle in Manchester	✓✓	Local	ST- LT	Perm	Med	++	++	+++	+++	Central Park forms a key part of the strategy for the transformation of east Manchester by attracting investment, including knowledge-based industries, to grow in a priority regeneration area and will be a priority location for accommodating high quality employment opportunities. This is likely to attract additional population to the area.	No recommendations.

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	✓	Local	LT	Temp	Low	+	+	++	++	The site is adjacent to Newton Heath District Centre, which will enable employees to access health facilities easily. Further, the site will be accessible by sustainable modes of transport, which could increase the use of walking and cycling as preferred modes, which could have benefits for health through an increase in physical activity. Assuming additional walking and cycling reduces the amount of trips (particularly short trips) made by the private car, then there may be a decrease in traffic and corresponding improvement in overall air quality in the long term.	CS PA T2 adequately addresses the encouragement of sustainable transport. No recommendations.
4	Improve the qualifications and skills of the resident population	✓	Sub-Reg	MT-LT	Perm	Med	+	++	+++	++	The policy states that it seeks to encourage employment within the growth sectors and knowledge based industries. This is likely to increase the overall skills levels in the population through training opportunities. The policy also specifies that development can accommodate training and incubator facilities and spin-off businesses associated with the higher education sector. Effects are likely to become more significant over time as training is received and	What the growth sectors are should be specified in the supporting text.

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											skills are developed.		
5	Provide an adequate mix of quality housing for current and future residents of the area	-					0	0	0	0	The policy will not lead to an increase in housing provision. This is addressed through other plan policies.	No recommendations.	
6	Reduce crime and perceptions of crime	✓	Local	MT-LT	Temp	Low	0	+	+	+	An increase in local employment could lead to reduced levels of crime through a combination of increasing opportunities for gainful employment and delivering redevelopment of underused sites.	No recommendations.	

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
7	Encourage a sense of community well-being and engagement	✓	Local	ST-LT	Temp	Low	+	++	++	++	The policy specifically seeks that development proposals contribute to continued regeneration, accessibility and the employment of local communities. This should help to improve an overall sense of community wellbeing in the surrounding area and enable the integration of the site with established development. This effect is likely to increase in the medium to longer term as development proposals are realised.	See recommendation for Objective 1.	
8	Ensure people's needs for goods, services and amenities are met	✓	Local	MT-LT	Temp	Low	+	++	++	++	The policy will lead to an increase in accessible employment opportunities for local communities, leading to benefits against this objective especially in the medium to longer terms as development proposals are realised.	See recommendation for Objective 1.	

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓✓	Local	ST-LT	Temp	Med	++	++	+++	+++	Development of this site for employment purposes will help tackle deprivation due to proximity to deprived areas. Development proposals will be expected to show how they will support the continued regeneration of East Manchester and ensure that employment opportunities are accessible to local communities, leading to benefits against this objective over time. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to the East/North Manchester communities by sustainable and public transport provision. The creation of a range of employment opportunities will also ensure that a wider proportion of the local community will be able to find an opportunity that suits their skills and requirements.	See recommendation for Objective 1.	
10	Promote the use of sustainable transport modes and	✓	Sub-Reg	MT-LT	Perm	Med	+	++	++	++	There are public transport routes and bus stops located within the site. Policies will be required to ensure that the site is accessible to the East/North Manchester communities through a choice of sustainable and public transport provision, including	It is recommended that the requirement is reworded to read: 'Ensure that the site is accessible to the communities in the East and North of Manchester in particular, by a range	

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	reduce motorised traffic										capitalising upon the proposed Metrolink connection. This should provide benefits over time.	of frequent, affordable and reliable public transport services as well as safe and easy to use walking and cycling routes.'	
11	Improve air quality	X	Local	ST-MT	Temp	Med	--	--	-	--	The site is located within an Air Quality Management Area. An increase in development is likely to lead to an overall increase in air pollution from a combination of traffic, building emissions and increased development densities that reduce opportunities for pollutant dispersal. The requirement to encourage the use of public transport as well as other CS policies encouraging public transport could reduce this effect. In addition the AQMA management plan could also minimise this effect in the long term.	No recommendations.	
12	Improve the quality of water bodies and their environment	X	Local	ST-LT	Temp	Low	-	-	+/-	-	The presence of water sensitivities in this broad area is currently unknown. However, an increase in development is likely to lead to an increase in pressure on water resources. This effect will be minimised through sustainable design techniques and pollution	No recommendations.	

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											control required through other CS policies and national guidelines.		
13	Ensure efficient use of land	✓	Local	ST-LT	Perm	Low	+	+	++	++	In line with national guidance, it is likely that the majority of the development site is previously developed land. The combination of low and high density development will create an efficient use of land.	No recommendations.	
14	Maintain and enhance biodiversity, including habitats and species	X	Local	ST-LT	Perm	Low	-	-	--	--	The Rochdale Canal SAC is located approximately 1.7km east of the site. The broad location could potentially include the Clayton Vale Local Nature Reserve, Boggart Hole Clough LNR and several watercourses. The site could also potentially include the following BAP priority habitats: Woodland (type undetermined); Purple Moor Grass and Rush Pasture; and Lowland Meadows. An increase in development could have a negative effect on these habitats. Further, the development of previously developed sites could lead to the loss of undesignated sites that are important for biodiversity locally. However, other CS	More detailed site allocations should seek to avoid areas of importance for biodiversity, creating enhancements through GI wherever possible, in accordance with the IDP.	

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											policies will seek to minimise these effects.	
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Local	ST-LT	Perm	Low	+	+	++	++	The design of development is likely to be of high quality and thus contribute to an improvement in the built environment. Design policies and requirements are set out elsewhere in the Plan and should work in a complementary manner.	No recommendations.
16	Protect and enhance sites, features and areas of historical and archaeological	✓	Local	ST-LT	Perm	Low	+	+	++	++	The strategic location is adjacent to a Conservation Area, Historic Park and Garden, the Philips Park Cemetery and Philips Park. New development has the potential to enhance the settings of heritage assets through high quality design. Other CS policies should ensure that development is undertaken in a manner	No recommendations.

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	value											
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Perm	Med	+	+	+	+	Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.	No recommendations.
18	Reduce contribution to climate change	✓	Local	MT-LT	Perm	Low	+/-	+	++	+	An overall increase in development will lead to an increase in overall GHG emissions from buildings, especially in the short and medium term. The policy seeks that developments contribute to the provision of local and zero carbon decentralised energy. In the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016.	It is suggested that the requirement of development to contribute to the provision of low and zero carbon decentralised energy is unnecessary for inclusion within the policy wording (it could be moved to the supporting text) as this requirement is provided in CS En2 policy.
19	Reduce impact of climate change	x	Local	ST-LT	Perm	Low	-	-	--	--	The SFRA Level 2 indicates that parts of the strategic area may be at risk from both river and canal flooding. An intensification of development in these areas could increase the risk from flooding to people and property.	The requirement for flood risk mitigation should be removed from the policy and placed in the supporting text as this requirement is provided in CS policy En 6.

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											The policy specifically requires that the development of sites ensures that identified flooding risks are addressed which could minimise this effect. However, the long term effects of climate change may mean that long term risks are not capable of mitigation.	
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	x	Local	ST-LT	Temp	Low	-	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance.	No recommendations.
21	Encourage a strong and stable economy	✓✓	Local	ST-LT	Perm	Low	++	++	+++	+++	The range of accommodation types will form low and high density floor-plates to enable a range of sizes of business. The site will be suitable for a mix of B1, B2 and B8 uses, which will enable the delivery of a range of employment opportunities creating a diverse economic base. This could help to ensure that	No recommendations.

Policy EL 2: Central Park													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											economic growth is stable over time.		
22	Reduce economic exclusion	✓✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	<p>Development of this site for employment purposes will help to tackle economic exclusion due its proximity to areas of deprivation. Development proposals will be expected to show how they will support the continued regeneration of East Manchester and ensure that employment opportunities are accessible to local communities, leading to benefits against this objective over time. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to the East/North Manchester communities by sustainable and public transport provision.</p>	<p>The policy could seek to ensure that the employment opportunities generated match the skills base of the deprived communities in the local area. This could include reference to Policy PA1 in the Core Strategy, which sets out that proposals will support training and employment initiatives.</p> <p>Bullet 4 of the policy could be reworded to read: 'Ensure employment is accessible to local communities through the creation of appropriate training to improve employability and provision of a range of appropriate job opportunities to match local skills'</p>	

Policy EL 2: Central Park												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
23	Encourage and accommodate both indigenous and inward investment	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	The policy seeks to encourage a range of foot-plates and premises types which could attract local, national and international investment from a broad selection of businesses. This should create cumulative benefits against this Objective over time as the employment location gains additional status.	It should be ensured that the glossary includes all architectural terms used within the policy to enable greater clarity for the reader. This should include the meaning of 'foot-plates'.
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	++	++	The policy is likely to contribute to enhancing the vitality and viability of the area through attracting an increase in in-migration and investment.	No recommendations.
<p>General Comments</p> <p>The policy indicates the overall target for job creation to 2027. It would be useful to know what proportion of the 200ha. Of employment floorspace is to be delivered in Central Park; and the amount of jobs that will actually be created within the Plan period. A breakdown by sector would also add clarity in terms of understanding how the area will evolve.</p>												

Policy EL 2: Central Park												
	<i>Effects</i>					<i>Assessment</i>						
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
<p>The policy makes reference to employment types within the 'growth sectors' to be encouraged. This statement should be qualified through a reference/explanation of the precise business types - this should be included within the supporting text. The reference to Central Park North being 'a priority location for accommodating high quality employment opportunities' should also be expanded upon to specify the types of employment preferred. Reference to the use classes order would add clarity when using the policy for DM purposes.</p>												

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	Reduce poverty and social exclusion	✓✓	Local	ST- LT	Perm	Med	++	++	+++	+++	The policy requires that proposals will be expected to show how the development will support the continued regeneration of East Manchester and ensure that the site is accessible to the East/North Manchester communities by a choice of sustainable transport provision. The policy also requires that employment opportunities are made accessible to local communities, although no explanation as to what this might mean in practice is provided. The 'vision' for the area, is to broaden the activities in the area to ensure development opportunities secure the wider regeneration of the surrounding area and deliver maximum benefits for the community. This aim should help to ensure that decisions are made in the area that will lead to regeneration and a reduction in poverty and social exclusion in the medium to long term.	No recommendations.
2	Attract additional population to	✓✓	Local	ST- LT	Perm	Med	++	++	+++	+++	As a development of regional importance, to incorporate high quality design, the development is likely to attract additional population to the area for the	No recommendations.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	settle in Manchester										high status opportunities created within the site.	
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	✓✓	Local	ST-LT	Perm	Med	++	++	+++	+++	The site is located adjacent to the Sport City District Centre as well as containing the Velodrome sports facility. The development of the Openshaw West site is considered suitable as a focus for sports related development. The proximity of the district centre will have benefits for the occupants of the site as they may be able to access health facilities locally. The presence and creation of high quality sports and recreational facilities is likely to provide a significant increase in their availability to local people, which may encourage an increase in physical activity, with subsequent benefits for health, particularly in the long term.	The potential for the local community to benefit from the development of sports facilities could be specified.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
4	Improve the qualifications and skills of the resident population	✓✓	Local	MT-LT	Perm	Med	+	++	++	++	The policy seeks to include the provision of land for employment that is accessible to the local community, which could increase overall skills levels over time. Opportunities for employment and training in sports and leisure related professions should also be of benefit.	The supporting text could benefit from the inclusion of additional explanations relating to the potential for vocational training/ specialist professions to be supported as a complement to the facilities provided.
5	Provide an adequate mix of quality housing for current and future residents of the area	✓	Local	ST-LT	Temp	Low	+	+	+	+	The policy states that the site will be the focus of a large scale mixed use development, which is likely to include housing, although this is not specified.	The mix of uses appropriate for the site should be included in the policy or supporting text to aid implementation. This should include reference to development within the following sectors: employment, leisure and sport and housing development, along with local services and facilities for residents as appropriate.
6	Reduce crime and perceptions of crime	✓	Local	ST-LT	Temp	Low	+	+	+	+	An increase in local employment and formal recreational/sports activities could lead to reduced levels of crime as an indicator of deprivation. Creating a mix of uses could increase natural surveillance throughout the day and thus reduce the fear of crime.	See recommendations under Objective 5.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											The significance of this effect could be dependent on the mix of uses encouraged on site. Other policies within the CS are likely to require the use of design to reduce fear and incidences of crime.	
7	Encourage a sense of community well-being and engagement	✓	Local	ST-LT	Temp	Low	+	++	++	++	The policy specifically seeks that development proposals deliver continued regeneration, accessibility and the employment of local communities. This should help to improve an overall sense of community wellbeing in the surrounding area and enable the integration of the site with existing development. The creation of a visitor attraction of national significance is expected to be of a high quality design that, alongside the Eastlands developments, should help to instil a sense of community pride. This effect is likely to increase in the medium to longer term as development proposals are realised.	It is unclear how the development of a tourist facility will help to integrate the surrounding community. Further clarity on this matter should be provided in the supporting text. This could include mention of the fact that facilities will be accessible to the local community and contribute to local quality of life. Further, it is suggested that the reference to high quality design be expanded - see general recommendations relating to design guidance). Design guidance could provide examples of the type of design quality that will be expected as part of proposals, and how this will enhance

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
												the local area and distinctiveness in accordance with Core Strategy PA En 17, whilst enabling integration within the surrounding area.
8	Ensure people's needs for goods, services and amenities are met	✓	Local	MT-LT	Temp	Low	+	++	++	++	The policy will lead to an increase in accessible employment opportunities for local communities, leading to benefits against this Objective, especially in the medium to longer terms as development proposals are realised.	No recommendations.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓	Local	ST- LT	Temp	Med	+	++	++	++	Development of this site for sports, recreation, leisure and associated employment purposes will help tackle deprivation due to proximity to deprived areas. Development proposals will be expected to show how they will support the continued regeneration of East and North Manchester and ensure that employment opportunities are accessible to local communities, leading to benefits against this Objective over time. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to local communities by sustainable and public transport provision.	The policy should specify the range of employment opportunities to be provided, to ensure that a wider proportion of the local community will be able to find an opportunity that suits their skills and requirements.
10	Promote the use of sustainable transport modes and reduce motorised	✓	Local	MT- LT	Perm	Med	+	++	++	++	Development of the site will take advantage of connectivity including Metrolink extension and station at Sportcity. The policy states that proposals for development should ensure that the site is accessible to deprived communities by a choice of sustainable and public transport provision. This should increase performance against this Objective over time.	Policy Approach T2 in the Core Strategy adequately addresses sustainable transport. No recommendations.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	traffic											
11	Improve air quality	x	Local	ST-MT	Temp	Med	--	--	-	--	The site is located within an Air Quality Management Area. An increase in development is likely to lead to an overall increase in air pollution from a combination of traffic, building emissions and increased development densities that reduce opportunities for pollutant dispersal. The requirement to encourage the use of public transport as well as other CS policies encouraging public transport could reduce this effect. In addition the AQMA management plan could also minimise this effect in the long term.	No recommendations.
12	Improve the quality of water bodies and their	x	Local	ST-LT	Temp	Low	-	-	-	-	In accordance with EA data, the Medlock River crosses the site. River water quality at the site is currently unknown. However, an increase in development is likely to lead to an increase in pressure	No recommendations.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	environment									on water resources. This effect will be minimised through sustainable design techniques and pollution control required through other CS policies, national guidelines and EA policies.		
13	Ensure efficient use of land	✓	Local	ST-LT	Perm	Low	+	+	+	+	In line with national guidance, it is likely that the majority of the development site is previously developed land. The combination of low and high density development will create an efficient use of land.	No recommendations.
14	Maintain and enhance biodiversity, including habitats and species	x	Local	ST-LT	Perm	Low	-	-	-	-	Close to or within the strategic location boundary is the Clayton Vale LNR. An increase in development could have a negative effect on these habitats. Further, the development of previously developed sites could lead to the loss of sites that are undesignated but locally important for biodiversity. However, other CS policies will seek to minimise these effects.	More detailed site allocations should seek to avoid areas of importance for biodiversity, creating enhancements through GI wherever possible, in accordance with the IDP.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
15	Maintain and enhance the quality of landscape, townscape and built environment	✓✓	Local	ST-LT	Perm	Low	++	+++	+++	+++	<p>The policy specifies that design should be high quality and 'flagship' - this approach should contribute to an improvement in the built environment. This is a particular aim of this strategic location, which seeks that design is at the heart of any scheme.</p>	<p>The definition of 'flagship' design should be included to provide clarity in intent. This is a term that could be interpreted differently by different developers and the supporting text should be used to add greater detail of the desired policy outcomes. More detailed design guidance could provide further clarity on this issue to ensure that design adds to local distinctiveness in accordance with Core Strategy PA En 17.</p>
16	Protect and enhance sites, features and areas of historical and archaeological value	✓	Local	ST-LT	Perm	Low	+	+	+	+	<p>The site adjacent to a Historic Park and Garden, the Philips Park Cemetery and Philips Park. New development has the potential to enhance the settings of heritage assets through high quality design. Other CS policies should ensure that development is undertaken in a manner that is sensitive to its context.</p>	<p>Further guidance should ensure that 'flagship' design takes into consideration the need for design to be sensitive to the context, particularly in relation to heritage assets as set out by Core Strategy PA En 19.</p>

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Perm	Med	+	+	+	+	The policy will contribute to this Objective through requiring that proposals are to take advantage of the existing infrastructure on site. This could minimise the need for additional construction activity and therefore the use of materials. However, this benefit is likely to be minimal. Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.	No recommendations.
18	Reduce contribution to climate change	✓	Local	MT-LT	Perm	Low	+/-	+	++	+	An overall increase in development will lead to an increase in overall GHG emissions from buildings and transportation, especially in the short and medium term. The policy seeks that developments contribute to the provision of local and zero carbon decentralised energy. In the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016.	It is suggested that the requirement of development to contribute to the provision of low and zero carbon decentralised energy is unnecessary for inclusion within the policy wording (it could be moved to the supporting text) as this requirement is provided in CS En2 policy.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
19	Reduce impact of climate change	X	Local	ST-LT	Perm	Low	-	-	--	--	The SFRA Level 2 shows that the broad strategic allocation could include areas that are in Flood Risk Zones 2 and 3. The policy states that flooding risk should be addressed through proposals. An intensification of development in these areas could increase the risk from flooding to people and property. The policy specifically requires that the development of sites ensures that identified flooding risks are addressed that could minimise this effect. However, the long term effects of climate change may mean that long term risks are not capable of mitigation.	The bullet requiring that flood risk is addressed could be reworded to read: 'ensure that the risk of and from flooding is minimised through appropriate mitigation techniques'.
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and	X	Local	ST-LT	Temp	Low	-	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance.	No recommendations.

Policy EL 3: Sportcity												
		Effects				Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	recovery rates											
21	Encourage a strong and stable economy	✓✓	Sub-Reg	ST-LT	Perm	Low	++	++	+++	+++	One of the current sites within the strategic allocation is the land around the City of Manchester Stadium and the Collar Site to the east. It is envisaged that this site provides an opportunity for a visitor attraction of national significance. It is intended that the development of the Openshaw West site will be complementary to the development of Eastlands as a major tourism/ leisure destination. The site is likely to enable the diversification of the wider economy across the region as a whole, which could help to create a stronger economy in the long term.	The mix of employment uses to be provided on site should be specified.

Policy EL 3: Sportcity												
		Effects				Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
22	Reduce economic exclusion	✓✓	Local	ST-LT	Perm	Med	++	++	+++	+++	The policy requires that proposals will be expected to show how the development will support the continued regeneration of East Manchester and ensure that the site is accessible to the East/North Manchester communities by a choice of sustainable transport provision. The policy also required that employment opportunities are made accessible to local communities, although no explanation as to what this might mean in practice is provided. The 'vision' for the area, is to broaden the activities in the area to ensure development opportunities secure the wider regeneration of the surrounding area and deliver maximum benefits for the community. This aim should help to ensure that decisions are made in the area that will lead to regeneration and a reduction in economic exclusion in the medium to long term.	No recommendations.
23	Encourage and accommodate both	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	The intended status and quality of the strategic location is likely to attract both national and international investment over time. Opportunities are also likely to expanded for vocational training in sports	No recommendations.

Policy EL 3: Sportcity												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	indigenous and inward investment										and leisure professions - this could assist with promoting increased levels of entrepreneurship over the medium to longer term, as people develop key skills.	
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓✓	Reg/Nat	ST-LT	Perm	Med	++	++	+++	+++	<p>The policy is likely to contribute to enhancing the vitality and viability of the area through attracting an increase in in-migration and investment to the area.</p> <p>The quality of the facilities provided is also likely to have an appeal in terms of tourism - this will swell the catchment and deliver increased vitality and viability, particularly within the City Centre.</p>	No recommendations.

General Comments

It is suggested that the two paragraphs that provide the supporting text are repetitive. This is particularly the case for the beginning 2 sentences of each. The policy includes reference to new development being expected to deliver 'flagship design' - it is recommended that this is supported by cross-reference to appropriate design guidance, which could clearly defining the design parameters that will contribute to generating a coherent character in this part of the City. It is recommended that consideration be given to tightening the phrasing of the sentence 'although it is anticipated further sites will come forward over the plan period, currently there are two sites which are identified as a focus for development' - the passing reference to 'further sites' adds a level of ambiguity as to what the policy will and will not support over the longer term. It is suggested that any re-drafting aims to close out this ambiguity - the supporting text could be used to provide necessary clarification.

Policy EL 3: Sportcity												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
Policy includes reference to various visions (i.e. overall Sportcity Vision and Eastlands Vision) - in the interests of clarity, it is recommended that either a cross-reference to strategy documents be incorporated into the supporting text; or the supporting text should be expanded to include relevant info, such as the Visions.												

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	Reduce poverty and social exclusion	✓✓	Local	ST-LT	Perm	Med	++	++	+++	+++	Development of this site for employment purposes will help tackle deprivation due to close proximity to the deprived communities in Wythenshawe. In particular, the policy seeks that development proposals ensure that job opportunities are accessible to people in the local area. Supporting text specified that many of the jobs created will be accessible to the local community in terms of the type and skills required. As such opportunities for regeneration are likely.	No recommendations.
2	Attract additional population to settle in Manchester	✓✓	Sub-Reg	ST-LT	Perm	Med	++	++	+++	+++	As a development of regional importance, to incorporate high quality design, the development is likely to attract additional population to the area for the high status opportunities created within the site.	No recommendations.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	XX	Local	ST-LT	Temp	Med	-	--	--	--	The number of people working within the 57dBA noise contour of Manchester airport is likely to significantly increase through this proposed development. Improved accessibility by road and the increase in the intensification of development is likely to increase air pollution overall, which is likely to have negative effects for overall health levels. Encouraging local accessibility by sustainable modes as well as encouraging local employment provision could reduce air pollution slightly, which could offset some of the negative effects on health from this source.	The supporting text should ideally include some reference to the way in which noise mitigation and control of air quality will be delivered to safeguard the health and wellbeing of workers within the proposed Airport City area.
4	Improve the qualifications and skills of the resident population	✓	Local	MT-LT	Perm	Med	+	++	++	++	Supporting text specifies that many of the jobs created will be accessible to the local community in terms of the type and skills required. An increase in employment overall is likely to increase skills levels over time through an increase in opportunities for training.	Providing opportunities for training alongside development proposals is covered by Policy approach PA 1 in the Core Strategy.
5	Provide an adequate mix of quality	-					0	0	0	0	The policy will not lead to an increase in housing provision. This is addressed through other plan policies.	No recommendations.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	housing for current and future residents of the area											
6	Reduce crime and perceptions of crime	✓	Local	ST-LT	Temp	Low	+	+	+	+	An increase in local employment could lead to reduced levels of crime. Improved connectivity between the Airport City and Wythenshawe could also assist in enhancing the image of the area, which can also assist in tackling perceptions of high crime rates.	No recommendations.
7	Encourage a sense of community well-being and engagement	✓	Local	MT-LT	Perm	Med	+	++	++	++	The policy states that proposals will need to be set within the context of a comprehensive development scheme for the whole area. Along with ensuring that the site is accessible to local communities, this could help to create integration of the scheme with local communities and increase a sense of wellbeing. Effects are likely to be more prominent in the medium and long term as development proposals are realised.	It is recommended that the supporting text be expanded to better define the 'development scheme for the whole area'. There would also be benefit in clarifying the way in which the phasing of Airport City will be integrated with proposed development of Manchester Airport and regeneration within Wythenshawe.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
8	Ensure people's needs for goods, services and amenities are met	✓	Local	MT-LT	Temp	Low	+	++	++	++	The policy will lead to an increase in accessible employment opportunities for local communities, leading to benefits against this Objective especially in the medium to longer terms as development proposals are realised.	See general recommendations and recommendations against Objective 7.
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓✓	Local	ST-LT	Perm	Med	+	++	+++	++	Development of this site for employment purposes will help tackle deprivation due to proximity to the deprived communities in Wythenshawe. Supporting text specifies that many of the jobs created will be accessible to the local community in terms of the type and skills required. Further benefits will be achieved through the policy requirement to ensure that the site is accessible to local communities by sustainable and public transport provision.	The final bullet point within the text should be amplified through an explanation within the supporting text.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
10	Promote the use of sustainable transport modes and reduce motorised traffic	X X	Sub-Reg	ST-LT	Perm	Med	--	--	--	--	Although the policy seeks that the local communities in Wythenshawe are able to access the strategic location by sustainable modes, the policy also seeks to capitalise on the use of the airport, and the SEMMMS road scheme. Taking advantage of the Metrolink extension and the bus and rail stations at the airport for accessibility to employment from the local area could reduce this effect slightly.	The policy should seek to take fuller advantage of the Metrolink extension and the bus and rail stations at the airport for accessibility to employment from the local area.
11	Improve air quality	X X	Reg/Nat	ST-LT	Temp	Med	--	---	---	---	The site is within an AQMA. The policy is likely to lead to an increase in air pollution through building emissions; an increase in traffic generated encouragement of the growth of air travel through the creation of business opportunities in proximity to the airport and increased development densities restricting potential for pollutant dispersal. Effects are likely to increase over time.	The policy should seek to ensure that development proposals demonstrate how the number of people affected by atmospheric pollution will be minimised and the extent to which any impact can be mitigated which could help to minimise the effects of air pollution locally.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
12	Improve the quality of water bodies and their environment	x	Local	ST-LT	Temp	Low	-	-	-	-	The site is not located within a groundwater source protection zone. The SFRA maps do not indicate that there are any water sensitive features within the strategic allocation. However, an increase in development and subsequent increase in traffic is likely to increase the risk of pollution to land and water. An increase in development is also likely to lead to an increase in pressure on water resources. This effect will be minimised through sustainable design techniques and pollution control required through other CS policies and national guidelines.	No recommendations.
13	Ensure efficient use of land	?	Local	ST-LT	Perm	Med	+/-	+/-	+/-	+/-	The Airport City site lies between the Airport site and residential development associated with Wythenshawe to the north - the land incorporates a combination of brownfield and greenfield land and would effectively connect the two areas of built development, including some new landtake. This will have a range of positive and negative effects.	The policy could be developed to incorporate a reference to phased development that favours the use of brownfield land in advance of greenfield. Requirements for phases to be delivered on greenfield land could then be reviewed at the appropriate time within the plan period.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
14	Maintain and enhance biodiversity, including habitats and species	x	Local	ST-LT	Perm	Low	-	-	-	-	Due to the proximity of the airport in relation to the closest biodiversity allocations, it is unlikely that the development will lead to further negative effects on designated sites including the Quarry Bank Mill and Styal Estate Country Park. However, the development of previously developed sites and some greenfield land could lead to the loss of sites that are undesignated but locally important for biodiversity. However, other CS policies will seek to minimise these effects.	More detailed site allocations should seek to avoid areas of importance for biodiversity, creating enhancements through GI wherever possible, in accordance with the IDP.
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Local	ST-LT	Perm	Low	+	+	+	+	The policy does not refer to the type of design sought in this location. It is likely that new development will be in accordance with high design standards as required through other CS policies. This could have minor benefits against this objective.	The intent for design of development in this location could be clarified in a similar way to the policy for Sportcity (e.g. design guidance).

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
16	Protect and enhance sites, features and areas of historical and archaeological value	✓	Local	ST-LT	Perm	Low	+	+	+	+	The proximity of the site to heritage assets is unknown at this stage. However, other CS policies are likely to ensure that any negative effects are mitigated. It is likely that new development will be in accordance with high design standards as required through other CS policies. This could have minor benefits against this objective.	The potential for heritage assets on site or whether development may affect sites of importance for heritage value should be investigated prior to more detailed allocations. Where possible, avoidance should be favoured over mitigation.
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Perm	Med	+	+	+/-	+	The policy will contribute to this Objective through requiring that proposals are to take advantage of the existing infrastructure on site. This could minimise the need for additional construction activity and therefore the use of materials. In the longer term, potential development of greenfield land is likely to be more resource intensive. Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.	No recommendations.
18	Reduce contribution to climate	✓	Local	LT	Temp	Low	+/-	+/-	+	+	An overall increase in development will lead to an increase in overall GHG emissions from buildings, especially in the short and medium term. Additional trip	It is suggested that the requirement of development to contribute to the provision of low and zero carbon

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	change										generation will also add to GHG emissions over the medium to longer term. The policy seeks that developments contribute to the provision of energy infrastructure. In the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016.	decentralised energy is unnecessary for inclusion within the policy wording (it could be moved to the supporting text) as this requirement is provided in CS En2 policy.
19	Reduce impact of climate change	x	Local	ST-MT	Temp	Low	-	-	+/-	-	The SFRA Level 2 suggests that the strategic location is not within Flood Zone 2 or 3. An increase in development could increase the risk of flooding through an increase in surface water runoff. However, this effect is likely to be minimised through other CS policies including policies that seek to encourage the use of SUDS.	No recommendations.
20	Minimise the production of waste, manage waste sustainably and increase re-use,	x	Local	ST-LT	Temp	Low	-	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance.	No recommendations.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	recycling and recovery rates											
21	Encourage a strong and stable economy	✓✓	Reg/ Nat	MT-LT	Perm	Med	++	+++	+++	+++	The policy states that the development of this location is likely to be attractive to a wide range of business sectors due to its proximity to the airport. The policy specifies that the location is suited to high technology industries, logistics, warehousing and airport hotels. Cumulative benefits, in addition to the potential benefits to arise from the development of the airport, are likely as a result of this strategic allocation, particularly in the medium to longer term.	No recommendations.
22	Reduce economic exclusion	✓✓	Local	ST-LT	Perm	Med	++	+++	+++	+++	The cumulative benefits of the airport and adjacent development of this strategic location are likely to lead to the development of wide and varied opportunities for employment, particularly for those people from nearby deprived communities such as Wythenshawe. The strategic sites of Manchester Airport, and strategic locations of Airport City and University Hospital South	No recommendations.

Policy EL4: Airport City													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
												Manchester are expected to create approximately 10,000 jobs.	
23	Encourage and accommodate both indigenous and inward investment	✓✓	Reg/ Nat	MT-LT	Perm	Med		+	++	+++	++	The policy states that the development of this location is likely to be attractive to a wide range of business sectors due to its proximity to the airport. The policy goes on to state its intent to attract users that may otherwise locate in a different country or region. It is likely that the policy will lead to benefits against this Objective, especially in the medium to long term, as the site gains a reputation nationally and internationally.	It is suggested that the text relating to the fact that investors may have otherwise located in another country or region is unnecessary for the policy and could be removed. To assist in understanding the way in which the area may develop through the Plan period, it would be useful to make reference to phasing within the supporting text, cross-referencing to the intended development phasing for the Airport.
24	Maintain and enhance vitality and viability of	✓✓	Reg/ Nat	ST-LT	Perm	Med		++	++	+++	+++	The policy is likely to contribute to enhancing the vitality and viability of the area through attracting an increase in in-migration and investment to the area. Given that the proposed mix of uses includes a	No recommendations.

Policy EL4: Airport City												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
	Manchester's centres, including City Centre, District and Local Centres										considerable proportion of airport hotels, the development has potential to boost the visitor economy in the wider Manchester City Region.	
<p>General Comments</p> <p>Reference is made in the supporting text to the overall contribution of the wider area in terms of job creation - it is recommended that the proportion proposed for Airport City is moved into the policy to demonstrate the commitment to achieving economic growth.</p> <p>The phrasing of this policy is discursive. It is recommended that the text be amended to read as policy intent e.g. replacing the second sentence with something along the lines of 'The location adjacent to the airport offers a strategic competitive advantage for business and proposals for a wide range of business sectors will be supported'; and replacing 'has the potential' with 'will be promoted as' etc. The policy includes a list of employment types for which the Airport City will be appropriate. Where lists are included in policies, they should be exhaustive.</p>												

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
1	Reduce poverty and social exclusion	✓	Local	LT	Perm	Med	+	+	++	++	The policy seeks that development assists in the continued regeneration of Wythenshawe and is likely to create some benefits against this objective through the potential for an increase in employment opportunities and creation of high quality health care facilities locally. The policy also states that employment opportunities should be accessible to the local communities.	See recommendation for Objective 3.	
2	Attract additional population to settle in Manchester	✓✓	Sub-Reg	ST-LT	Perm	Med	++	++	+++	+++	As a development of clinical excellence of national importance, the development is likely to attract additional population to the area for the high status and standard of employment opportunities.	No recommendations.	
3	Improve health of the population and reduce health inequalities (Objective	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	The expansion of the hospital will increase its role in key health care areas which could improve the health of the population over time. The hospital expansion is to include the development of a fitness and wellbeing centre, although it is not clear to whom these facilities will be available. The policy requirement that	The policy should state that development will be expected to 'support the continued regeneration of Wythenshawe through enabling accessibility to the facilities and potential employment opportunities	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
	aiming to integrate HIA)										insinuates an improvement in road-based access could lead to increased traffic, which could have negative effects on air quality with attendant disadvantages for health locally.	created.'	
4	Improve the qualifications and skills of the resident population	✓	Local	ST-LT	Perm	Med	+	+	++	++	The development of the hospital site will include educational facilities. This could create benefits against this objective depending on the accessibility of the site for local people.	See recommendations under Objective 3.	
5	Provide an adequate mix of quality housing for current and future residents of the area	-					0	0	0	0	The policy will not lead to an increase in housing provision. This is addressed through other plan policies.	No recommendations.	
6	Reduce crime and perceptions of crime	✓	Sub-Reg	ST-LT	Temp	Low	+	+	++	++	An increase in local employment could lead to reduced levels of crime. Similarly, investment of this scale in a community can assist in transforming image and perceptions of safety. Benefits are likely to be greater	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											in the longer term.		
7	Encourage a sense of community well-being and engagement	✓	Local	ST- LT	Temp	Low	+	+	+	+	The policy states that proposals will need to be set within the context of a comprehensive development scheme for the whole area. The developments are likely to be of a high quality design. Both of these factors could help to increase the quality of the design which could create local pride. However, the accessibility of the site for the local community is unknown at this stage. If accessibility is not improved for local people, this could reduce the potential integration of development.	It is recommended that the supporting text be expanded to better define the 'development scheme for the whole area'. There would also be benefit in clarifying the way in which the phasing of University Hospital South Manchester will be integrated with proposed development of Manchester Airport, Airport City. and regeneration within Wythenshawe.	
8	Ensure people's needs for goods, services and amenities are met	✓	Local	ST- LT	Temp	Low	+	+	++	++	The policy has the potential to increase accessibility to services and facilities for local people, but it is unclear whether or not developments will seek to ensure that opportunities are accessible.	See recommendation under Objective 3.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary		Recommendations
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓	Local	ST- LT	Temp	Low	+	+	+	+	The policy has the potential to increase opportunities for local people and provide services to the general population. However, it is unclear whether or not developments will seek to ensure that opportunities are accessible.		See recommendation under Objective 3.
10	Promote the use of sustainable transport modes and reduce motorised traffic	x	Local	MT	Temp	Med	-	--	+/-	-	The policy seeks that any development takes advantage of the proposed extension of Metrolink, which could create benefits against this objective when the extension is created. The policy seeks that new development 'address road access to the site and any conflict between road users'. This could create a potential increase in road traffic through enabling the ease of use of the roads by private vehicle users.		No recommendations.

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
11	Improve air quality	X	Local	MT	Temp	Med	-	--	+/-	-	It is unclear from the map provided in the Greater Manchester AQAP whether or not the site is included within the Manchester AQMA. However, the proximity of the site to major roads (M56 and M60) and Manchester Airport infers that it is likely that the site will experience relatively high levels of air pollution locally. It is likely that further development of the site will lead to an overall increase in road traffic and therefore could worsen air pollution over time, particularly when combined within increased development densities that restrict potential for pollutant dispersal. However, the policy seeks that development proposals 'take advantage' of the proposed extension of Metrolink, which could reduce the reliance on the private car when this is developed.	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
12	Improve the quality of water bodies and their environment	x	Local	ST- LT	Temp	Low	-	-	-	-	From the EA maps, it appears that there is a watercourse running through the strategic location area. The SFRA maps do not indicate that there are any water sensitive features within the strategic allocation. However, an increase in development and subsequent increase in traffic is likely to elevate the risk of pollution to land and water. An increase in development is also likely to lead to an increase in pressure on water resources. This effect will be minimised through sustainable design techniques and pollution control required through other CS policies and national guidelines.	No recommendations.	
13	Ensure efficient use of land	✓	Local	ST- LT	Perm	Low	+	+	+	+	As a development that will expand existing facilities, it is likely that the policy will lead to the efficient use of land.	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
14	Maintain and enhance biodiversity, including habitats and species	x	Local	ST- LT	Perm	Low		-	-	-	-	According to the datasets used for the appraisal, the only designations in the strategic employment area comprise a green belt and a river valley. As an existing site it is likely that the effects of the expansion of the existing development will be minimal, although any new development has the potential for negative effects against this objective, including where ecology may have developed to levels of local importance (but not designated) on previously developed sites.	It should be ensured that new development incorporates the need for integration of biodiversity through GI, as included in the IDP.
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Local	ST- LT	Perm	Low		+	+	+	+	The policy does not refer to the type of design sought in this location. It is likely that new development will be in accordance with high design standards as required through other CS policies. This could have minor benefits against this objective.	The intent for design of development in this location could be clarified in a similar way to the policy for Sportcity (e.g. design guidance). The supporting text should include reference to any specific design precedent or characteristics.

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
16	Protect and enhance sites, features and areas of historical and archaeological value	✓	Local	ST- LT	Perm	Low	+	+	+	+	According to the datasets used for the appraisal, there are no designated features of heritage interest in the strategic location allocation area. An improvement in the quality of development through the expansion of the site could enhance the built environment in accordance with other CS policies.	No recommendations.	
17	Ensure the prudent use of natural resources	✓	Local	ST- LT	Perm	Med	+	+	+	+	The policy will contribute to this Objective through requiring that proposals are to take advantage of the existing infrastructure on site. This could minimise the need for additional construction activity and therefore the use of materials. However, this benefit is likely to be minimal. Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
18	Reduce contribution to climate change	XX	Sub-Reg	ST-MT	Temp	Med	--	-	-	-	An overall increase in development will lead to an increase in overall GHG emissions from buildings, as well as trip generation, especially in the short term. Further, it is likely that in the short term the site will mainly be accessible by private car, as the policy seeks that road access is improved. The policy seeks that developments contribute to the provision of energy infrastructure. In the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016. Further, the Metrolink extension could reduce reliance on the private car. This could reduce these effects in the longer term.	It is suggested that the requirement of development to contribute to the provision of low and zero carbon decentralised energy is unnecessary for inclusion within the policy wording (it could be moved to the supporting text) as this requirement is provided in CS En2 policy.	
19	Reduce impact of climate change	X	Sub-Reg	ST-LT	Temp	Low	-	-	-	-	The SFRA Level 2 indicates that the strategic area does not contain any identified Flood Risk areas. However, an increase in development could increase the risk of flooding through an increase in surface water runoff. However, this effect is likely to be minimised through other CS policies including policies	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
											that seek to encourage the use of SUDS.		
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	x	Local	ST- LT	Temp	Low	-	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance.	CS PA En 7 outlines the need for all developers to submit a waste management plan.	
21	Encourage a strong and stable economy	✓✓	Reg/ Nat	ST- LT	Perm	Med	++	++	+++	+++	The expansion of the hospital will include the creation of conference facilities, clinical trial labs, offices, an innovation centre, incubator units and a hotel. The range of uses is likely to attract the use of the site by businesses, and will thus contribute to the development of the economy over time. The connections between the university and hospital	No recommendations.	

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
												should also assist in encouraging retention of highly skilled graduates, especially over time as a broader range of career paths is made available.	
22	Reduce economic exclusion	✓	Sub-Reg	MT-LT	Perm	Med		+	++	++	++	The policy seeks that development assists in the continued regeneration of Wythenshawe and is likely to create some benefits against this objective through the potential for an increase in employment opportunities and creation of high quality facilities locally. Increasingly over time, the range of support roles and ancillary employment opportunities is likely to increase, which will broaden the appeal of the hospital site as an employment focus for a broad range of people.	See recommendation for Objective 3.
23	Encourage and accommodate both indigenous	✓✓	Reg/Nat	ST-LT	Perm	Med		++	++	+++	+++	The intended status and quality of the strategic location is likely to attract both national and international investment over time.	No recommendations.

Policy EL 5: University Hospital South Manchester													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary		Recommendations
	and inward investment												
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓	Local	ST-LT	Perm	Med	+	++	++	++	<p>The policy is likely to contribute to enhancing the vitality and viability of the area through attracting an increase in in-migration and investment to the area. However, there is potential for greater integration of the proposals within the local community, which could provide greater benefits against this objective than at present.</p>		<p>The supporting text should be used as a means of describing the policy aspirations for community integration.</p>
<p>General Recommendations</p> <p>It is suggested that the repetition in the supporting text, paragraph 3.16, to the creation of a 'health zone' is removed. The policy should be supported by text explaining the preferred means of 'taking advantage' or Metrolink in delivering accessibility to the site. Given that the site is also to be developed as a teaching hospital, consideration should be given to connectivity with student accommodation and integration with this community. Reference to the Round Thorn Industrial Estate is included within the supporting text - if catalysing development at this site is a core aim of the policy, it is suggested that it could be moved into the policy text to afford it greater importance.</p>													

Policy H 4: Strategic Housing Location													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
1	Reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med		+	++	++	++	<p>The strategic allocation, which comprises a series of large scale sites, is within an area of high deprivation that is in need of regeneration. It is predicted that the creation of large development sites provide the potential for significant regeneration benefits through the provision of large scale housing to underpin the creation of services and facilities. This could reduce poverty and social exclusion in that the policy could increase accessibility to services and facilities for a greater number of people. However, reference to the need for affordable housing provision is not included. This will be required through policy H5 in the CS. It is likely that housing provided will be of a high quality, in accordance with national requirements, which could reduce the experience of effects such as fuel poverty. Effects are likely to increase in the medium to long term as development proposals are realised.</p>	No recommendations.

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
2	Attract additional population to settle in Manchester	✓✓	Reg/N at	MT-LT	Perm	Med		+	++	+++	++	It is likely that the provision of additional housing including family housing will attract additional population to the area. It is the intention of the policy to change the perception of Manchester within the region and at national level, which is likely to create benefits against this Objective over time. The geographic focus of housing on areas that are earmarked for major recreational, sports and leisure development also offers the potential to broaden the appeal of this part of the City.	No recommendations.
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	✓	Local	ST-LT	Temp	Med		+/-	+	++	+	The creation of new housing, particularly within areas of deprivation, could lead to improved levels of health through the delivery of high quality design. Development of sites will include demolition, remodelling and relocation of housing, which could improve the quality of life for existing residents although this is not specified. Short term negative effects for those to be relocated, through stress, could be experienced. An improved provision of local services and facilities could improve access to health	Reference as to the future of the existing communities on site that may see their dwellings demolished should be referenced in the supporting text to ensure that their quality of life will be enhanced through the proposals. Reference to the existing community should be made within the policy wording.

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
											facilities as well as accessibility by walking and cycling, which could also have benefits for health levels over time - use of masterplans and regeneration plans should ensure appropriate levels of provision in new development.		
4	Improve the qualifications and skills of the resident population	✓	Local	ST- LT	Temp	Low		0	+	+	+	The creation of 'sustainable communities' to include complementary facilities and services could include the provision of training and educational opportunities, which could have benefits against this objective.	The policy or supporting text could provide a cross reference to the types of complementary services and facilities that will be required as part of development proposals for housing. If there are specific needs in the local area that have been identified, such as the need for additional training facilities due to low skills levels, these should be referenced in the policy.
5	Provide an adequate mix of quality housing for current and	✓✓	Sub- Reg	MT- LT	Temp	Med		+	++	++	++	The policy seeks to encourage the creation of large areas or clusters of sites to diversify the housing offer with a particular emphasis on the provision of family housing. This may have benefits against this objective, particularly in the medium to long term as	It is suggested that the supporting text includes a summary or cross reference to the background study undertaken that identifies the need for a focus of provision on family housing. If no such

Policy H 4: Strategic Housing Location													
					Effects			Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
	future residents of the area											development proposals are realised.	evidence exists, it is suggested that the policy refers to the need for provision of housing to meet identified local needs through studies. It is suggested that the policy bullet 1 includes the need for housing to not only be 'diverse' but provides an 'appropriate mix of types and tenures of housing to reflect local needs, including affordable family housing.'
6	Reduce crime and perceptions of crime	✓	Sub-Reg	MT-LT	Perm	Low		+	++	++	++	The development of sites for regeneration is likely to improve the quality of development in the area, which could engender a sense of increased community pride. This could help to reduce crime rates. Design measures such as layouts to reduce fear and incidences of crime will be required through other CS or DM DPD policies. Effects will be most prominent in the medium to long term as development proposals are realised.	No recommendations.

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
7	Encourage a sense of community well-being and engagement	✓	Local	ST-LT	Perm	Low		+/-	+	++	+	The development of sites for regeneration is likely to improve the quality of development in the area, which could engender a sense of increased community pride over time. This could improve the sense of wellbeing. However, how the existing communities that may be relocated will be engaged through development proposals is not included in the policy. This could lead to negative effects, especially in the short term.	See recommendations under Objective 3.
8	Ensure people's needs for goods, services and amenities are met	✓✓	Local	ST-LT	Perm	Med		+	++	++	++	The policy states that developers should create sustainable neighbourhoods that include complementary facilities and services. This could have benefits against this objective. Benefits are likely to improve in the medium to long term as development proposals are realised. A masterplanned approach to the development of residential areas should have benefits in terms of ensuring accessibility to all.	See recommendations under Objective 4. Services and facilities should be provided in parallel with the provision of housing to ensure that access to services and facilities is available for residents as soon as they occupy the site.

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqlA)	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	The policy seeks to encourage the creation of large areas or clusters of sites to diversify the housing offer with a particular emphasis on the provision of family housing. This could benefit this particular component of the community especially. Improving access to facilities and services could also enable improvements in inclusion and equality of opportunity. Negative effects could arise for existing communities, especially in the short to medium term, as existing communities may be demolished as part of the proposals. It is unclear from the proposals whether or not the housing types identified will meet local needs. Further, it is suggested that the provision of housing will be reflective of the local market, which could lead to the marginalisation of some communities.	See recommendations under Objectives 3, 4 and 5.
10	Promote the use of sustainable transport modes and	✓	Local	ST-LT	Temp	Med		++	++	++	++	The strategic allocation has 'good' access links to Manchester City Centre and employment opportunities in Central Park. This, alongside the creation of facilities and services to support housing could enable a reduction in the need to travel,	The definition of 'good' could be clarified, e.g. within 30 minutes access by public transport. The policy could cross reference specific accessibility standards for the provision of local

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
	reduce motorised traffic											depending on the criteria used for this allocation.	services and facilities. These could be provided in a more specified DM DPD. Additional transport infrastructure, particularly for walking, cycling and public transport, should be delivered in advance of occupation to promote sustainable travel behaviours from the outset.
11	Improve air quality	X	Local	MT-LT	Temp	Low		--	-	-	-	The strategic allocation is within an AQMA. In the short term, the impact of demolition and construction is likely to be adverse. An increase in development of this scale is likely to lead to significant traffic growth. The supporting text indicates that the area has good access to the City Centre and employment, although it does not specify which mode this access can be made by. However, supporting text indicates that higher density housing will be developed where there are good public transport links which could reduce reliance on the private car. Additionally, the provision of services and facilities locally could reduce the need	See recommendations for Objective 10.

Policy H 4: Strategic Housing Location														
					Effects			Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary		Recommendations	
												to travel. Adverses effects are likely to be minimised through policies T1 and T2 of the CS as well as measures in the Greater Manchester AQAP.		
12	Improve the quality of water bodies and their environment	X	Local	ST-LT	Temp	Low	--	-	-	-		Environmental data indicates that the strategic allocation includes several watercourses. An increase in development and subsequent increase in traffic is likely to elevate the risk of pollution to land and water, particular during the demolition and construction phases. An increase in development is also likely to lead to an increase in pressure on water resources. This effect will be minimised through sustainable	It is suggested that the policy for the strategic allocation states that development of areas of environmental sensitivity will not be permitted. The policy could specify which areas these are.	

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
											design techniques and pollution control required through other CS policies and national guidelines.		
13	Ensure efficient use of land	✓✓	Local	ST-LT	Temp	Med	++	++	++	++	Medium density housing will be permitted in appropriate locations which shall be suitable for families. Higher density development will be appropriate in locations where they are a part of a mix of uses and are adjacent to high frequency public transport routes and Metrolink stops. By re-using land already occupied by housing, this approach should limit the physical expansion of built development limits and restrict landtake. This will create an efficient use of land in this urban location.	No recommendations.	

Policy H 4: Strategic Housing Location													
					Effects				Assessment				
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
14	Maintain and enhance biodiversity, including habitats and species	✓	Local	ST-LT	Temp	Low		+	+	+	+	The policy includes a requirement for development opportunities to include 'environmental improvements' across the area. This could include features that will have benefits for biodiversity, although this is not specified. The IDP and policies on GI in the CS should help to improve biodiversity locally.	It is suggested that unless there are specific features of interest that could be created or enhanced within the strategic location allocation, the need for 'environmental enhancement' should be provided within other CS policies and removed from the site allocation. More specific requirements focused on the site allocation could be useful to enhance local biodiversity, such as measures to improve GI that relate to the habitats and species identified on site.
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Local	MT-LT	Perm	Low		-	++	+++	++	Development of the sites will involve demolition, remodelling and relocation as necessary. In the short term, this could have negative effects on the built environment during construction activities. In the medium to longer term, however, the policies are likely to lead to an enhanced built environment through the implementation of design policies in the	No recommendations.

Policy H 4: Strategic Housing Location														
					Effects				Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary		Recommendations
													CS as well as meeting the requirements set out in national guidance.	
16	Protect and enhance sites, features and areas of historical and archaeological value	?	Local	ST-LT	Perm	Low		-	-	+	-	Environmental data indicates that there are no statutorily protected sites of heritage interest within the strategic allocation. In the short term, demolition activity could lead to the loss of buildings of importance locally that are not designated. However, in the longer term, an overall increase in design quality could lead to an enhanced built environment.	Policy DM1 seeks that all development should have regard for effects relating to biodiversity, landscape, archaeological or built heritage. CS PA En 17 also makes explicit that design of new development should reinforce the sense of place and local distinctiveness.	
17	Ensure the prudent use of natural resources	✓	Local	ST-MT	Temp	Med		--	+	++	+	The policy will lead to the demolition of some existing buildings and the construction of new ones. This could be considered to be an inefficient use of natural resources. However, in the medium to longer terms, high sustainable design standards, as required through national policy, will lead to the efficient use of natural resources through the use of buildings	Policy Approach En 7 in the Core Strategy deals with sustainable waste management plans including recycling of waste materials.	

Policy H 4: Strategic Housing Location													
					Effects			Assessment					
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
											designed to meet more stringent environmental design standards.		
18	Reduce contribution to climate change	x	Local	ST-MT	Temp	Med	--	-	+	-	An overall increase in development will lead to an increase in overall GHG emissions from buildings, especially in the short and medium term. Long term effects could be reduced as buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016. Supporting text indicates that the City Centre location where high residential densities will be required is a strategic area for local and zero carbon decentralised energy infrastructure as set out in policy En2. This could lead to benefits in the longer term.	No recommendations.	

Policy H 4: Strategic Housing Location														
					Effects				Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
19	Reduce impact of climate change	X	Local	ST-LT	Temp	Low		-	-	-	-	The SFRA Level 2 indicates that the strategic area includes some locations that are within EA Flood Zones 2 and 3. An increase in development could increase the risk of flooding through an increase in surface water runoff. However, this effect is likely to be minimised through other CS policies including policies that seek to encourage the use of SUDS.	CS PA En 6 outlines that development should avoid sites at risk of flooding in line with PPS25. The latter specifies that development will not be permitted in areas within Flood Zones 2 and 3 without a more detailed site-specific Flood Risk Assessment (FRA), as detailed in para 14.42 of the Core Strategy.	
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	X	Local	ST-LT	Temp	Low		--	-	-	-	An overall increase in development will lead to an increase in the generation of waste in the area. This will be minimised through the use of sustainable building practices, both in construction and for the operation of the buildings, through other CS policies and national guidance. However, there will be considerable demolition wastes generated in delivery of the proposals.	Policy Approach En 7 in the Core Strategy deals with sustainable waste management plans.	

Policy H 4: Strategic Housing Location													
					Effects			Assessment					
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
21	Encourage a strong and stable economy	✓✓	Sub-Reg	MT-LT	Perm	Med		+	++	+++	++	The provision of a large area of housing that is accessible to the City Centre and existing and proposed employment opportunities in Central Park may encourage investment in these areas through the creation of a large workforce. This could lead to an enhanced economy locally. Further, the improvement in the attractiveness of the area could create a multiplier effect over time including attracting a skilled population and changing the perceptions of the city within the region.	No recommendations.
22	Reduce economic exclusion	✓	Local	MT-LT	Temp	Low		+	++	++	++	The provision of increased housing in a location that is close to employment locations could help to increase the proportion of the population who are able to access job opportunities over time.	The inclusion of the IMD information in the supporting text appears out of context, as the policy will not directly be providing employment. It is suggested that, alongside the provision of housing within employment developments, that small scale employment as well as live/work units are encouraged within housing developments, to reduce the need to travel and improve accessibility

Policy H 4: Strategic Housing Location													
					Effects			Assessment					
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
												to employment for new and existing residents.	
23	Encourage and accommodate both indigenous and inward investment	✓✓	Sub-Reg	MT-LT	Perm	Med	+	++	+++	++	The provision of a large area of housing that is accessible to the City Centre and employment opportunities in Central Park may encourage investment in these areas through the creation of a large workforce. Further, the improvement in the attractiveness of the area could create a multiplier effect over time.	No recommendations.	
24	Maintain and enhance vitality and viability of Manchester's centres, including City	✓	Local	LT	Temp	Low	+	+	++	++	The policy is likely to enhance economic regeneration activities, which could enhance viability over time. A substantial increase in the catchments within this part of the City Region could also deliver increasing benefits over time in terms of swelling the catchment to support local facilities and services, as well as the City Centre.	It should be ensured that demolition activities do not lead to the loss of community vitality locally. The role of masterplanning in ensuring this should be emphasised.	

Policy H 4: Strategic Housing Location													
					<i>Effects</i>				<i>Assessment</i>				
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
Centre, District and Local Centres													
<p><u>General Comments</u></p> <p>It is suggested that the division between the policy wording and the supporting text for Policy H4 is revisited - there is a number of specific references and information in Para. 4.3 that could be of benefit in tightening up the policy commitments, for example in respect of flexibility in housing types, densities and securing provision for families.</p>													

7. Policy MA 1: Manchester Airport													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1	Reduce poverty and social exclusion	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	Development of this site for employment purposes will help tackle deprivation due to proximity to the deprived communities in Wythenshawe. In particular, the policy seeks that development proposals demonstrate access to training and job opportunities for people in the local area. As such opportunities for regeneration are likely. However, the airport proposals could lead to increased geographical inequalities for people living in the local area through a reduction in the quality of the local environment through a potential increase in traffic. A range of positive and negative effects are predicted.	No recommendations.
2	Attract additional population to settle in Manchester	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	+++	+++	The main purpose of development of this site is the continued growth and expansion of one of the core growth sectors of aviation and the development of Manchester Airport is strategically important at the national scale. This has the potential to meet the needs of a highly skilled population. This is likely to attract additional people to the City Region overall, although the potentially negative effects of the proposals in terms of environmental implications may deter people from moving to the area immediately surrounding the development site.	No recommendations.

7. Policy MA 1: Manchester Airport														
		Effects					Assessment							
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations		
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	x	Local	ST-LT	Temp	Med	-	-	-	-	<p>The Environmental Assessment Report (EAR) (Axis Jan 2010) does not provide information on the effects of noise and vibration or air quality, as they are 'commonly included within Environmental Impact Assessments and generally more applicable to the assessment of detailed development proposals'. Therefore detailed information about the potential effects of the airport to inform the SA is not available at this stage. The effect of the proposals at the airport is likely to increase noise pollution for those living within the 57dBA noise contour of Manchester Airport. The policy seeks to mitigate this effect through ensuring that the maximum possible reductions are achieved through development proposals. This is likely to result in an overall minor effect, with significance being reduced through the policy. Control of noise from aircraft is not within the control of the CS. Although the effects of the increased airport capacity are likely to have overall negative effects on air quality, again, the policy seeks to reduce localised air pollution effects on the local community. The control of aircraft emissions is not within the CS remit. Further effects on health are included in the EAR, which states that Sites B and E have a national cycle route along their boundaries and the route passes through Site D (Sustrans route 85- Manchester Airport Orbital Cycleway). PROWs</p>	<p>Any negative effects on the allotments should be mitigated or improved compensatory provision in accessible locations provided elsewhere, ahead of the loss of the previous provision.</p> <p>The policy should seek that any potentially negative effects on PROW or national cycle routes are mitigated. Provision of routes elsewhere should be enhanced. Provision of this enhancement should be in line with the Infrastructure Delivery Plan under 'green infrastructure'. The supporting text should include reference to the IDP in this respect.</p>		

7. Policy MA 1: Manchester Airport														
		Effects					Assessment							
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations		
											<p>also cross through sites B, E and F. These routes are likely to be negatively affected by the expansion of the airport, as will its users through either a loss of facility, or added noise and air pollution that will affect users. Up to 5 PROWs are likely to be closed as a result of development on site E with limited options for mitigation due to site security. It is likely that other effects to PROWs could be mitigated. Added to the air and noise pollution likely to increase in the area, these factors could have negative effects on health. In Area 4, the policy seeks that the existing allotments are retained or relocated, which could help to maintain health levels from the perspective of local food production which could have minor benefits for health. Overall, it is considered that, within the perspective of the potential for the CS to control the effects of the Airport, minor negative effects are likely.</p>			

7. Policy MA 1: Manchester Airport													
Effects				Assessment									
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
											<p>The Environmental Assessment Report (EAR) (Axis Jan 2010) does not provide information on the effects of noise and vibration or air quality, as they are 'commonly included within Environmental Impact Assessments and generally more applicable to the assessment of detailed development proposals'. Therefore detailed information about the potential effects of the airport to inform the SA is not available at this stage. The effect of the proposals at the airport is likely to increase noise pollution for those living within the 57dBA noise contour of Manchester Airport. The policy seeks to mitigate this effect through ensuring that the maximum possible reductions are achieved through development proposals. This is likely to result in an overall minor effect, with significance being reduced through the policy. Control of noise from aircraft is not within the control of the CS. Although the effects of the increased airport capacity are likely to have overall negative effects on air quality, again, the policy seeks to</p>		

7. Policy MA 1: Manchester Airport													
		Effects					Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
4	Improve the qualifications and skills of the resident population	✓✓	Sub-Reg	ST-LT	Perm	Med		+	++	+++	++	New employment opportunities associated with the site's development should help retain and enhance local skills and qualification levels. Further airport development is likely to bring new job opportunities of a varied nature, requiring candidates offering a broad range of different skill sets, some of which will be in the service sector and more widely accessible to semi-skilled persons, or those seeking part time/flexible positions. This could increase skills levels over time. As detailed in supporting documentation, the Airport sponsors a local secondary school, which should also help to increase levels of skills in the area.	No recommendations.
5	Provide an adequate mix of quality housing for current and future residents of the area	-					0	0	0	0	Some residential properties would be demolished, including Oak Farm, Keepers Cottage and Oak Cottages on Site E (EAR). This will lead to a minor loss of housing in the area. However, this effect is not considered to be relevant to the policy assessment, as the residents of the site are tenants of the Airport and so will be subject to tenancy agreements.	No recommendations.	
6	Reduce crime and perceptions of crime	✓	Local	ST-LT	Perm	Low		+	+	+	+	The policy may have a minor effect on reducing crime levels, particularly if the proposals lead to an increase in employment in the local area. Investment of this scale in regeneration should also assist in tackling perceptions of crime associated with a poor image of the area.	No recommendations.

7. Policy MA 1: Manchester Airport													
Effects							Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
7	Encourage a sense of community well-being and engagement	✓	Local	MT-LT	Perm	Low		-	+	+	+	The proposals as set out in the EAR will lead to the loss of community facilities including the little flyers nursery. This is likely to have a minor negative effect against this Objective in the short term. Over the longer term, it is likely that the Airport development, coupled with the development of Airport City will combine to deliver an alteration in the character of the area - new community networks and working relationships are likely to establish, delivering a new but different sense of community.	A requirement for the policy, in addition to meeting the employment and training needs of the local community, could be to require the provision of additional community facilities.
8	Ensure people's needs for goods, services and amenities are met	-					0	0	0	0	No significant positive or negative effects are predicted against this objective as the Airport Strategic site will not have any substantial effect on people's access to services .	The supporting text could include commentary setting out predicted effects of the overall proposals in terms of increasing the provision of general community facilities and services that will be made available for the local resident and working population, linking it to the IDP.	
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs	x	Local	ST-LT	Temp	Low		-	-	-	-	The closure of the Little Flyers Nursery could have a negative effect on accessibility to this type of service, particularly for those without access to a private car to be able to access alternative facilities. The policy will also result in the loss of green space, which could have a more negative effect on women than men, as data shows that this resource is valued more by women.	See recommendations for Objective 8.

7. Policy MA 1: Manchester Airport												
Effects							Assessment					
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
(Objective aiming to integrate EqIA)												
10 Promote the use of sustainable transport modes and reduce motorised traffic	x	Sub-Reg	ST-MT	Temp	Med		--	--	-	--	The policy seeks to ensure that all development proposed at the airport demonstrates the extent to which surface access and car parking arrangements encourage the use of public transport, walking and cycling. This may reduce car traffic in the long term. However, the overall effects are likely to include an increase in car-based traffic. The IDP states that drop-offs by car are the most common way that people access the airport, and that this is the main cause of congestion. In the short term these effects will be further exacerbated by construction traffic. Furthermore Site 1b, which contains some car parking, has permission for extension. This is likely to further increase car-based traffic and therefore cause negative effects against this objective in the medium to longer term.	It is unclear from the text in the CS how parking arrangements could encourage the use of public transport, walking or cycling. This should be made clearer in the supporting text. Further detail is provided within the Infrastructure Delivery Plan and the Airport Masterplan. This could be cross referenced. The IDP states that 'The Airport's long term ambition is for 40% of passengers and 50% of staff to be using public transport...Manchester Airport has a rail station with direct links to Manchester and the West Coast Main Line via Crewe... the Airport's aim is for 25% of passengers to travel to the Airport by rail by 2030 (approx 12 million)...Phase 3 of Metrolink includes an extension to the Airport. Metrolink will increase significantly the number of employees travelling by public transport

7. Policy MA 1: Manchester Airport													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
												and provide better access to jobs at the Airport for local people.'	

7. Policy MA 1: Manchester Airport													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
11	Improve air quality	x	Reg/Nat	ST-LT	Perm	Med		--	--	-	--	The site is within an AQMA. The policy is likely to lead to a significant increase in air pollution from traffic accessing the site, exacerbated in the medium term by construction work, coupled with reduced vegetation cover. The policy seeks that development proposals demonstrate how the number of people affected by atmospheric pollution will be minimised and the extent to which any impact can be mitigated that could help to minimise the effects of air pollution locally. The Air Quality Action Plan could also help to improve air quality. Actual pollutant levels will increase as a result of increased traffic levels; however the assessment predicts that these will be worst during the construction phase and that efforts to increase the proportion of trips made by public transport (see assessment against SA Objective 10) could help to ameliorate the situation in the longer term. It should be noted that the effects on air quality from aircraft have not been considered as part of this assessment, as this is outside the control of the CS	It is suggested that the bullet that refers to atmospheric pollution is reworded to ensure that proposals seek to mitigate the effects of pollution, rather than demonstrate the extent to which they can be mitigated. This could read: 'Demonstrate that the number of people affected by atmospheric pollution is minimised and how these effects will be mitigated.'
12	Improve the quality of water bodies and their environment	x	Sub-Reg	ST-LT	Perm	Med		0	-	-	-	The site is not located within a groundwater source protection zone. The development of the airport, and subsequent car parks, is likely to increase the rate of surface water runoff, including the runoff of pollutants, through an increase in hard surfacing. This effect is likely to be controlled through other CS policies, the EIA process of the planning application	Surface water management and the runoff of pollutants could be considered as part of the environmental considerations in the policy.

7. Policy MA 1: Manchester Airport												
		<i>Effects</i>				<i>Assessment</i>						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
											stage, as well as guidance from national agencies such as the Civil Aviation Authority (governing the design of airport surfaces and drainage) and the Environment Agency.	
13	Ensure efficient use of land	xx	Local	ST-LT	Temp	High	--	--	--	--	The assessment rationale considers the extent to which policies encourage the prioritisation of the use of previously developed land ahead of greenfield development. It is recognised that brownfield land is not available for the extension of the airport and that the design has been developed to maximise the efficient use of the land that will be lost to development, however the proposed airport site is nonetheless on Greenfield Land and Grade 3 Agricultural Land. As such the policy results in a negative assessment against this objective as the development will lead to the permanent loss of a significant amount of this resource.	No recommendations

7. Policy MA 1: Manchester Airport												
Effects						Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
14	Maintain and enhance biodiversity, including habitats and species	x	Reg/Nat	ST-LT	Temp	Med	-	-	-	-	<p>The site is adjacent to Cotteril Clough SSSI. The component sites of the airport expansion are likely to affect Sites of Biological Importance (SBI) including: Ponds near Manchester Airport Runway (Grade C SBI); Sunbank Woods and Marl Pit near Cotteril Clough (Grade A SBI). There are no BAP habitats known to be on the site, although the site is adjacent to some BAP habitats, such as wet woodland and lowland meadows. The environmental assessment report (Site A) states that 'the proposals would result in a moderate adverse effect on ecology and nature conservation features. However, the full implementation of additional mitigation including appropriate survey (arboricultural, ponds, farmland birds, reptiles, badgers and bats) and subsequent implementation of identified measures, the creation of new habitat through translocation of ancient woodland soils, watercourse enhancement, replacement planting of woodland and hedgerow, pond creation and the installation of bat roost and bird nest habitat, accompanied with careful lighting design and control over construction would serve to reduce these effects to slight adverse in the medium term and negligible in the long-term (+ 50 years).' The summary table from the Need for Land document (to be included as an appendix to the CS) states that the SSSI is to be unaffected by the proposals. The policy wording states that development proposed should minimise any adverse impacts on areas of international or national conservation or ecological value. Development is expected to demonstrate that the environmental</p>	<p>The IDP states that 'The Airport currently manages a large area of land to the west of the runway under its Landscape and Habitat Management Plan (LHMP). As part of the planned development the LHMP will be extended by 100 hectares to compensate for, and to mitigate any effects of, increasing the operational area of the Airport by working with the various landowners to enhance the ecological diversity within the area. The area identified for the extension lies either side of the Bollin Valley between the M56 and Castle Hill Farm. The Airport will undertake the mitigation works in advance of development taking place.'</p> <p>The policy wording could add that mitigation measures should be implemented ahead of the commencement of development and seek not only to mitigate direct effects, but to enhance the surrounding environment through compensatory measures.</p>

7. Policy MA 1: Manchester Airport													
Effects						Assessment							
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations		
15	Maintain and enhance the quality of landscape, townscape and built environment	x	Sub-Reg	ST-LT	Temp	Med	-	--	--	--	The proposals will incorporate 'landscape mitigation' including the retention of some parts of Area 1B as green belt, which could help to reduce the effects of airport development in the former green belt. The policy references the Environmental Assessment Report, which includes mitigation measures. However, the environmental assessment (Manchester Airport Group Jan 2010) states that although 'development proposals seek to retain key landscape features including the majority of the ancient woodland and Cotteril Clough, and provide for the implementation of landscape mitigation scheme, there would be a notable change in landscape character due to the loss of vegetation and its replacement with hard-standing and the extension of buildings of an industrial-type from the east into what is presently an intimate and enclosed landscape. The introduction of high level mast lighting, whilst intrusive, would be within the context of existing airport operations and have little impact on surrounding land. The significance of effect on landscape character is assessed as being moderate adverse. Additional mitigation, such as the implementation of structure planting along the site's perimeter where security allows, use of cut-off lighting to deflect light-pollution and careful site layout and alignment of buildings to minimise visual	It is recommended that the policy includes specific reference to the control of the impact of development on the landscape in addition to impacts in terms of ecology, air quality and noise.	

7. Policy MA 1: Manchester Airport												
SA Objective	Effects				Assessment					Commentary	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
16	Protect and enhance sites, features and areas of historical and archaeological value	xx	Reg/Nat	ST-LT	Temp	High	-	--	--	--	The Environmental Assessment Report states that the proposals will lead to the demolition of the statutorily protected Cloughbank Farm (Grade II Listed Building) although proposals seek to protect the Site of Ringway Chapel and its setting. 'Mitigation, in the form of desk based investigations and site based recording accompanied by documentary research, would serve to reduce the impacts, although the overall significance of effect remains unchanged.' (Environmental Assessment	- No recommendations.

7. Policy MA 1: Manchester Airport												
Effects						Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	
										Report) However, the 'Need for Land' report states that Cloughbank Farm has already been substantially modified and 'therefore mitigation by recording is likely to be considered as acceptable.' Taking a precautionary approach, negative effects are considered to be potentially significant.		
17	Ensure the prudent use of natural resources	?	Sub-Reg	MT	Temp	Low	-	+/-	+	+/-	The Core Strategy requirement to achieve rating under the Code for Sustainable Homes will be widened to include other use classes by 2019 (i.e. including commercial development). National guidance will ensure that in the medium to longer terms, high sustainable design standards will lead to the efficient use of natural resources in new development through the requirement for buildings to be designed to meet more stringent environmental design standards.	No recommendations.

7. Policy MA 1: Manchester Airport													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
18	Reduce contribution to climate change	x	Local	LT	Perm	Low		--	+/-	+	-	<p>The policy will increase the capacity of the airport, thus increasing the need for buildings and giving rise to an increase in traffic accessing the airport. This could lead to short term negative effects against this objective. However, the Core Strategy Policy Approach En2 considers Strategic Housing and Employment Locations as Strategic Areas for Low Carbon, Decentralised and Renewable Energy Development within Manchester. It is considered that these strategic locations will have a major role to play in achieving an increase in the level of decentralised, low carbon and renewable energy available. Further, national guidance on sustainable building practices as well as the intention of the policy to encourage more sustainable modes of transport to the airport, could lead to positive effects in the long term. However, the extension of car parking in Site 1b will encourage travel by car (see assessment under Objective 10) therefore measures to discourage car use should be emphasised to ensure realisation of the predicted positive impact against this objective in the long term. It should be noted that the effects on air quality from aircraft have not been considered as part of this assessment, as this is outside of the control of the CS.</p>	<p>The Infrastructure Delivery Plan (First Draft 13/07/10) states that 'All new buildings and major refurbishment projects, will include a combination of ground source heat pumps, solar heating, PV cells, CHP and other low/zero carbon technologies. This is to achieve 10% of power demand or a level that is in line with Local Planning Authority requirements. By 2020 the Airport aims to generate (on and off-site) a minimum of 25% of its final energy demand (heat and power) from renewable sources, and the aim is this will increase to 40% by 2030.' These requirements could be added to the supporting text, cross referencing the IDP.</p>

7. Policy MA 1: Manchester Airport													
Effects							Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
19	Reduce impact of climate change	?	Local	ST-LT	Perm	Low		+/-	+/-	+/-	+/-	The site is not within Flood Risk Zones 2 or 3. However, the increase in hard surfacing may increase the risk of flooding on site and in the surrounding area (see assessment under Objective 12). Adherence to sustainable design standards in the buildings could help the population on site to adapt to the effects of the changing climate to some degree.	No recommendations.
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	✓	Local	LT	Temp	Low		-	-	+	-	The Core Strategy requirement to achieve rating under the Code for Sustainable Homes will be widened to include other use classes by 2019. National guidance will ensure that in the medium to longer terms, high sustainable design standards will lead to the efficient use of natural resources through the use of buildings designed to meet more stringent environmental design standards.	The IDP (info taken from masterplan) states that Proposals planned for the medium term, 2015, include:- <ul style="list-style-type: none"> • The amount of waste landfilled will be kept less than 2005 levels (7400 tonnes). • On and off-site waste segregation for recycling will be increased to 50%. • Introduction of “pay-by-weight” charges for waste. • Targets and requirements for recycling included in future contracts for waste and cleaning. This will contribute towards ensuring implementation.

7. Policy MA 1: Manchester Airport													
		Effects					Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
21	Encourage a strong and stable economy	✓✓	Reg/Nat	ST-LT	Perm	Med		+	++	+++	++	The policy encourages the expansion of the airport, which should generate significant growth in the economy, in all sectors, particularly aviation. This could have positive effects against this Objective. However, the Environmental Assessment Report states that 'In addition to the above land use change, the proposals would result in the loss of the Aviation Viewing Park (regional tourist facility) and some loss in connectivity of existing public routes (though no PROW) within/through the site, resulting in a moderate adverse significance. Mitigation in the form of relocating the Aviation Viewing Park and the provision of alternative and/or enhanced foot and cycle paths within the vicinity would serve to reduce this to slight adverse.' Although, therefore, some negative effects are likely to result from the proposals to the local economy, the wider regional and national economic benefits are likely to outweigh these effects, particularly in the medium to longer terms.	No recommendations.
22	Reduce economic exclusion	✓✓	Local	ST-LT	Perm	Med		++	++	+++	+++	The policy seeks directly to ensure that access to training and job opportunities for local people are created through the proposals. As an area of high deprivation, this could reduce economic exclusion.	No recommendations.

7. Policy MA 1: Manchester Airport													
		Effects					Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations	
23	Encourage and accommodate both indigenous and inward investment	✓✓	Sub-Reg	ST-LT	Perm	Med		+++	+++	+++	+++	Development of the site will become an economic driver for Greater Manchester, North West and the North delivered through expansion of one of the growth sectors - aviation - and Manchester Airport. This is likely to increase the attractiveness of the area to potential investors. As cited in the CS, the Sustainable Community Strategy recognises that aviation will make the greatest contribution to economic growth.	No recommendations.
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓	Sub-Reg	MT-LT	Perm	Med		+/-	+	++	+	The development of the airport could lead to increased local employment, which could lead to enhanced vitality within the local centres, especially Wythenshawe. More strategically, wider economic growth could lead to benefits for the whole region in terms of economics. However, the environmental effects of the proposals could lead to people moving away from the nearby area, which could have negative effects on vitality and viability. The overall balance is considered likely to be positive over the medium to longer term, considered in the context of the City Region as a whole.	No recommendations.

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
1	Reduce poverty and social exclusion	✓	Local	ST-LT	Perm	Med	++	++	++	++	<p>Policy H3 supports mixed-use schemes, which will contribute to regeneration initiatives. This will be of particular benefit to the areas of high deprivation.</p> <p>The supporting text of the partial consultation emphasises that a sustainable community must provide opportunities for a mix of households and that families are particularly important in this mix. Overall the purpose of DM5 is to ensure that there is an appropriate mix of housing types thus reducing social exclusion - Houses of Multiple Occupancy will not be permitted where there is already a high</p>	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											concentration (>20%) of HMOs. Policy H7 on student accommodations favours those developments that can demonstrate a positive regeneration impact in their own right and contribute to provide a mix of uses and support district and local centres. Student accommodation will integrate with existing neighbourhoods to contribute in a positive way minimising social exclusion.		
2	Attract additional population to settle in	✓✓	Sub-Reg	ST-LT	Perm	High	+	++	++	++	Policies aim to deliver a sufficient number of housing to meet current and future housing needs as predicted by population growth modelling. Policies aim to provide well designed	None identified.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	Manchester										<p>housing for workers moving to Manchester, and diversify the existing housing stock in mono-tenure areas, e.g. provide family housing to attract more residents to settle in the area.</p> <p>It is likely that policy DM5 could attract additional population to settle into Manchester if there is a sustainable mix of available housing, particularly class C3 family housing. Furthermore, in adopting a more restrictive approach to permitting the subdivision of existing housing stock to deliver student accommodation (Policy H7), there is a greater level of protection afforded to the existing variety of housing stock in the City, safeguarding</p>	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
											broad appeal.	
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	✓	Local	MT-LT	Perm	Med	+	+	+	+	<p>Replacing redundant housing stock with new quality housing and improving the quality of the existing housing stock should benefit population's wellbeing. Regeneration initiatives should help tackle the issues of deprivation, improving the well-being of communities living in the deprived areas.</p> <p>Policy H7 states that any new sites for purpose built student accommodation should be easily accessible</p>	None identified.

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
										to the University campus by walking and cycling, thus promoting a healthy lifestyle. Retail facilities should also be in walking distance of any new high density developments.		

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
4	Improve the qualifications and skills of the resident population	✓		ST-LT	Perm	Med		+	++	++	++	<p>Siting new development within or near the City and district centres will help ensure good accessibility to educational facilities. Provision of a mix of housing types will help retain local skills and attract more skilled labour to settle in Manchester.</p> <p>Policy Approach H6 is concerned with providing adequate numbers of student accommodation in appropriate locations, which may have indirect positive effects on educational achievements.</p> <p>Policy H7 seeks to encourage students to the City through the provision of appropriate student accommodation, thus improving the qualifications</p>	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											and skills of the resident population.		
5	Provide an adequate mix of quality housing for current and future	✓✓	Sub-Reg	ST-LT	Perm	High	+	++	+++	++	Policies aim to provide a housing mix of different type, size and tenure and diversify the existing housing stock in mono-tenure areas, particularly to provide family housing. Policy H5 requires new development to contribute to the area target of 20% of affordable housing.	None identified.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	residents of the area										<p>Policies also cater for the needs of gypsies and travellers.</p> <p>Policy DM5 seeks to limit the proportion of HMOs in the City, thus increasing the proportion of family housing. A sustainable community must provide a mix of households and housing types. The policies seek to rebalance the mix of housing by preventing further loss of Class C3 dwelling houses. The surplus of students that may have previously lived in C4 type accommodation will be adequately supplied for by the projected surplus in purpose built student accommodation.</p>	

8. Housing											
(amended policies shown in bold)											
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites											
		<i>Effects</i>					<i>Assessment</i>				
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
										<p>Policy H7 favours those student developments that can demonstrate a positive regeneration impact in their own right and contribute to provide a mix of uses and support district and local centres. Student accommodation will integrate with existing neighbourhoods. As there is currently a projected over-supply of student bedspaces in purpose built accommodation, developers will need to demonstrate the need for additional accommodation. This will ensure that there is not an oversupply and properties remaining empty. Additionally, it must be demonstrated that proposals are deliverable. Speculative proposals will not be supported.</p>	

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
6	Reduce crime and perceptions of crime	✓✓	Local	ST-LT	Perm	Med		+	+	++	++	New housing development in identified locations will stimulate the regeneration of the area, improving the image of run down and deprived neighbourhoods and contributing to the perception of safety in the area. Promoting the development of high density housing provides natural surveillance, improving safety levels in the area. Effects will become more pronounced in a longer term as more development proposals are completed. Securing adequate provision of sites for Gypsy Traveller population should help avoid illegal encampments.	None identified.

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
											Policy H7 states that proposal for development should be safe and secure for their users and avoid causing an increase in crime in the surrounding area. Efforts to avoid a mono-culture of housing by placing restrictions on HMO conversions should also assist in creating more diverse neighbourhoods and avoiding the creation of areas that are seasonally substantially vacant. This will reduce opportunities for criminal activities.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
7	Encourage a sense of community well-being and engagement	✓✓	Local	ST-LT	Perm	Med	+	+	++	++	<p>Policy DM2 aims to provide an adequate level of protection for residential amenity. Policy DM3 specifies requirements for design of high density housing, including high levels of sound insulation and provision of open spaces, benefiting this SA objective. Effects will become more pronounced in a longer term as more development proposals are completed and social interaction within newly established communities takes place.</p> <p>Policy H7 favours those developments that can demonstrate a positive regeneration impact in their own right and contribute to provide a mix of uses</p>	None identified.

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
											and support district and local centres. Student accommodation will integrate with existing neighbourhoods to contribute in a positive way minimising social exclusion. Additionally, the design and layout of student accommodation and siting of individual uses within the overall development should be considered - this aims to ensure that there is no effect on the surrounding community re noise or disturbance etc.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
8	Ensure people's needs for goods, services and amenities are met	✓✓	Local	ST-LT	Perm	Med	+	+	++	++	<p>Siting new housing development within or adjacent to the Regional and district centres should ensure good access to key services and facilities. In addition, inclusion housing in mixed use schemes and considering availability and potential for infrastructure will help ensure an adequate provision of services and amenities locally.</p> <p>Policy H7 encourages that retail facilities are in walking distance of any new high density student development.</p>	None identified.

8. Housing

(amended policies shown in bold)

Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites

		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓✓	Local	ST-LT	Perm	Med	+	++	++	++	<p>Policy H5 aims to deliver 20% of affordable housing as identified by the Housing Needs Assessment and special needs housing, which should help tackling social exclusion through enabling housing opportunities for low-income groups. Policies within this component cater for the housing needs of Gypsies and Travellers and Travelling Showpeople and students.</p> <p>Policy DM5 seeks to provide a sustainable mix of housing, thus encouraging inclusion. The targets set out within the policies in the component should also help to ensure that communities remain mixed in character, which can have considerable benefits in</p>	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											terms of creating safe and inclusive communities.		
10	Promote the use of sustainable transport modes and reduce motorised traffic	✓	Local	ST-LT	Perm	Med	+	+	++	++	<p>High density residential development will be provided within or adjacent to the Regional and district centres as well as along public transport routes, thus minimising the need to travel and allowing for the use of more sustainable modes.</p> <p>Policy H7 states that any new sites for purpose built student accommodation should be easily accessible to the University campus by walking and cycling. Retail facilities should also be in walking distance of</p>	None identified.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
											any new high density developments. In protecting larger houses from becoming HMO, Policy DM5 also offers the potential to make a positive contribution by retaining family sized accommodation with the heart of the City, where facilities and services are accessible by the broadest choice of non-car modes.	
11	Improve air quality	x	Local	ST-LT	Perm	Med	-	-	-	-	The development of housing will give rise to increases in population, which is likely in turn to increase traffic movement and generate additional building and transport related emissions, affecting local air quality. In the short term, local air quality can also be affected by	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											<p>construction works.</p> <p>The predicted effects remain the same following the update to the housing policies. Other plan policies should ensure high quality of design and development to deliver some offsetting of emissions over time.</p>		
12	Improve the quality of water bodies and their environment	✓	Local	ST-LT	Perm	Med	0	+	+	+	<p>Development of previously developed sites will in some instances include remediation of contaminated land, which should benefit groundwater quality. On the other hand an increase in hard surfacing may have disrupting effects on water cycle and affect water quality.</p> <p>The policies do not include provision to improve</p>	None identified.	

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											quality of water bodies and their environment. This is addressed through other plan policies.		
13	Ensure efficient use of land	✓✓	Local	ST-LT	Perm	Med	+	++	++	++	<p>Policies within the component support high density residential development, including the release of the areas currently under-occupied and re-development of previously developed land and buildings.</p> <p>Policy H7 seeks to improve the provision of high density student accommodation. There is emphasis</p>	None identified.	

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]		Recommendations
											on re-using the most accessible sites within the City Region, which are likely to be predominantly previously developed land.		
14	Maintain and enhance biodiversity, including habitats and species	-	Local	ST-LT	Perm	Low	+/-	+/-	+/-	+/-	<p>New development may potentially affect species, inhabiting the proposed development sites. However, these effects are not likely to be significant, as the ecological value of these sites is comparatively low.</p> <p>The policies do not include provision to maintain and enhance biodiversity, including habitats and species.</p>		CS PA En 13 asserts that development should avoid any adverse impact on biodiversity and will be expected to enhance and protect it where possible.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											This is addressed through other plan policies.		
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Sub-Reg	ST-LT	Perm	Med	+	+	++	++	<p>Policies within the component seek to avoid detrimental effects on the character of the area. Policies seek to provide well-designed accommodation and reduce the amount of under-utilised and derelict land.</p> <p>Policy H7 states that high density student accommodation should be sited in locations that are compatible with existing uses thus maintaining</p>	None identified.	

8. Housing												
(amended policies shown in bold)												
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
											quality of townscape. The layout of student accommodation should not impact on the streetscene, nor impact on the townscape. Retention of houses in their original form in preference to allowing large scale are-based conversions to HMO should also assist in retaining the traditional character of Manchester's residential areas.	
16	Protect and enhance sites, features and areas of historical and archaeological	✓	Local	ST-LT	Perm	Low	0	+	+	+	<p>New development may potentially affect listed buildings or other historical features and areas of archaeological value and their settings.</p> <p>Policy H7 states that proposals should contribute to the re-use of Listed Buildings and other buildings</p>	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	value										with a particular heritage value.		
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Perm	Med	+/-	+/-	+	+	<p>New development will be sited to a large extent on the previously developed land, helping conserve soil resource. New development will inevitably lead to the use of primary resources. However, higher density development will help achieve higher resource efficiency.</p> <p>The updated policy does not result in any changes to the original assessment against this Component.</p>	None identified.	

8. Housing

(amended policies shown in bold)

Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites

		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
18	Reduce contribution to climate change	✓	Local	ST- LT	Perm	Med	+/-	+	+	+	The majority of the new development will be provided within the Regional Centre and Manchester Inner Areas with good access to City and regional centres and new employment areas, which should minimise the need to travel. Policy DM3 should help reduce the growth of GHG emissions by promoting the creation of green roofs functioning as carbon sinks and providing for bicycles parking in new developments, stimulating the shift to sustainable transport modes. However, an overall increase in housing and population is likely to increase the reliance on a private car, at least in a short term, due to the existing cultural preferences.	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>						<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
												Policy H7 states that any new sites for purpose built student accommodation should be easily accessible to the University campus by walking and cycling. Retail facilities should also be in walking distance of any new high density developments. Other plan policies should assist in delivering design proposals that perform well in terms of environmental sustainability and energy efficiency.	
19	Reduce impact of climate change	X	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	Recommendation to incorporate green roofs to new developments in Policy DM3 should help mitigate urban heat island effects. An increase in hard surfacing associated with new development may increase the risk of flooding in	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
												<p>some areas.</p> <p>The updated policy does not result in any changes to the original assessment against this Component.</p>	
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	-	Local	ST-LT	Perm	Med		-	+/-	+	+/-	<p>An increase in dwellings is expected to increase overall waste arisings.</p> <p>Policy H7 states that provision of waste disposal facilities should be considered at an early stage for student development. In the longer term, effective waste management may serve to offset the initial detrimental effects of construction works.</p>	None identified.

8. Housing

(amended policies shown in bold)

Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites

		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
21	Encourage a strong and stable economy	✓✓	Local	ST-LT	Perm	Med		+	++	++	++	<p>New development will be concentrated within the Regional Centre and Inner Areas boundary, improving the image of the area. Increasing housing provision aims to support economic growth, attracting workers in growth sectors.</p> <p>In seeking to ensure that the provision of new student accommodation matches needs, Policy H7 offers the potential to support ongoing expansion of the higher education sector and, over the longer term, this will be important in ensuring connectivity with broader employment land policies.</p>	None identified.
22	Reduce economic exclusion	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>Policies within this component encourage the regeneration of the deprived areas, potentially increasing opportunities for more disadvantaged</p>	None identified.

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
											groups. The updated policy does not result in any changes to the original assessment against this Component.		
23	Encourage and accommodate both indigenous and inward investment	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	Policies within this component will help improve the image of the area, making it more attractive for potential investors. In seeking to ensure that new student housing is of high quality and safeguarding the more traditional character of the Manchester's traditional residential suburbs, the amended policies may contribute to improving the image of the area and encourage new investment.	None identified.	

8. Housing													
(amended policies shown in bold)													
Policy H 7: Purpose Built Student Accommodation; Policy DM5 Houses in Multiple Occupation; Policy H 1: Overall Housing Provision; Policy H 2: Phasing of Housing Provision; Policy H 3: Housing Distribution; Policy H 4: Windfall Sites; Policy H 5: Affordable Housing; Policy H 7: Accommodation for Gypsies and Travellers; Policy H 8: Accommodation for Travelling Showpeople; Policy H 9: Policy Approach to Strategic Housing Sites													
		<i>Effects</i>					<i>Assessment</i>						
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓✓	Local	ST-LT	Perm	Med	+	++	+++	++	Policies within this component site new housing development in proximity to the City Centre and district centres, contributing to the vitality of Manchester's centres by retaining existing residents and providing housing for future residents. The updated policy does not result in any changes to the original assessment against this Component.	None identified.	

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		<i>Effects</i>					<i>Assessment</i>					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
1	Reduce poverty and social exclusion	✓✓	Local	ST-LT	Temp	Med	++	+++	+++	+++	<p>The policies in the component may help to reduce social exclusion through enabling the provision of local retail services, as well as other services and facilities, in local and district centres, which could improve peoples' ability to meet their own needs without the necessity for private transport.</p> <p>The policies in the component may help to reduce social exclusion, through the provision of local retail services, and other services and facilities, especially in the district centres as outlined in policy C 1. In these locations, mixed use development will be promoted to include local food and non food shopping, leisure facilities, community activities,</p>	It is suggested that the site specific allocation within policy C1 is removed due to the strategic nature of the document. This designation could be included in a Site Allocations DPD.

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		Effects					Assessment						
												employment, and local services. Local centres are to include small scale retailing and leisure activity as well as for community services and facilities that meet local needs. Significant effects in the medium to longer term are likely to result as people increasingly benefit from the spatial distribution of facilities.	
2	Attract additional population to settle in Manchester	✓	Sub-Reg	ST-LT	Temp	Low		+	++	++	++	<p>An improvement in the availability of services and facilities as well as retail opportunities in local areas may encourage increased populations to settle in these areas. The concentration on the City Centre for a comparison shopping and tourism centre may enhance the reputation of the City, which may also attract additional populations to settle there.</p> <p>In addition to the assessment for the previous iteration of the assessment, the revised policies</p>	<p>Policy CC8: It is suggested that the paragraph beginning "The current shortage of food retail means that residents travel outside the City Centre..." and ending "...thereby also improving the quality of retail in these locations." could be moved to the supporting text as this is explanatory text. It is suggested that text providing examples of new residential areas</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		<i>Effects</i>					<i>Assessment</i>						
												provide greater clarity on how the image of the city will be enhanced through a focus of development within identified centres. Other areas will also undergo a programme of refurbishment, leading to enhanced vitality and viability. The policies encourage a mix of uses in development that will contribute to this and may lead to the increased attractiveness of centres to new in-migration. Policy CC8 seeks that improved food retail is specifically provided to accommodate new housing development.	should be removed. Policy text should either be exhaustive or no examples included. A list of new residential areas where food retail will be encouraged could be included in the supporting text. However, in light of the revisions to the housing policy to become more strategic, it is considered that this may not be appropriate for the CS.
3	Improve health of the population and reduce health inequalities (Objective aiming to	✓✓	Local	ST-LT	Temp	Med	++	+++	+++	+++	Ensuring that people have good access to leisure and community facilities, through policy C 2, could improve the overall health levels of the community over time, through an increase in wellbeing through community mixing, as well as through an increase in physical activity. The hierarchy will ensure that development will	It is recommended that health facilities are included in the list of the key services and facilities to be available in the district and local centres in the wording of Policy C 2 (District Centres). This will help to ensure that this Policy will have a	

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		<i>Effects</i>					<i>Assessment</i>					
	integrate HIA)										<p>enhance access to local services and facilities, which is likely to include local health facilities. This could have direct benefits for health. Further, the creation of further accessibility to food retail could help to increase health levels through increasing people's ability to access fresh food regularly. Overall health levels are likely to increase over time through the provision of services and facilities locally, which could increase walking and cycling as modes of transport and therefore physical activity levels. Further effects may include an improvement in air quality through a reduction in local traffic levels.</p>	<p>positive effect on reducing inequalities in health and ensuring all current and future residents have access to health facilities.</p> <p>No further recommendations.</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		<i>Effects</i>					<i>Assessment</i>						
4	Improve the qualifications and skills of the resident population	✓	Local	LT	Temp	Low		+	+	++	++	<p>An increase in accessibility to services and facilities locally may increase accessibility to educational facilities.</p> <p>The revised policies provide further clarity on this matter with further information on the types of services and facilities contained within policy C 1. Increased detail within the policies may enable an increase in investment and therefore could increase opportunities for employment and on-the-job training. Local facilities within district centres are likely to include schools which could increase skills levels in the long term.</p>	<p>The centre hierarchy could specify the types of other services and facilities that will be available in the district and local centres.</p> <p>No further recommendations.</p>
5	Provide an adequate mix of quality housing for current and future	✓	Local	ST-LT	Temp	Low		+	+	++	++	<p>The provision of some housing in the district centres is referenced in the District centre policy (C 2). This will contribute to increased provision, although the type of provision likely is not specified.</p> <p>Further to the previous assessment, the revised</p>	<p>Affordable housing is required by CS policies PA 1 and H5.</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		Effects					Assessment						
	residents of the area											policy includes the consideration of retail provision within retail-led mixed use developments which are of high density. A balanced approach to housing and employment growth in the District Centres will be encouraged that could help to ensure that an appropriate housing mix will be created. This is in accordance with other CS policies. Effects on housing provision are likely to be more significant in the long term, as mixed use developments with a proportion of residential provision are created.	
6	Reduce crime and perceptions of crime	✓	Local	ST-LT	Temp	Low	++	++	++	++		<p>The maintenance and improvement to the retail offer of the centres of Manchester is likely to increase natural surveillance through an increase in active frontages. This, along with a potential increase in local community mixing and things to do, could reduce crime levels as well as the perception of crime.</p> <p>No change to the assessment has arisen from the</p>	None identified.

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
												revised iteration of the policies.
7	Encourage a sense of community well-being and engagement	✓✓	Sub-Reg	ST-LT	Temp	Med	++	+++	+++	+++	<p>The policies may increase social interaction through the provision of increase retail opportunities for use by the local communities.</p> <p>Policy CC8 seeks that within the City Centre, retail will be supported where it will serve a local community or contribute to the area's character and the City Centre retail policy highlights the importance of supporting the independent retailer. An increase in footfall overall through the provision of local services and facilities across the centres within the plan area is likely to increase community mixing, which could lead to increased community cohesion.</p> <p>In addition to policies seeking to strengthen a sense of place and definition, this could contribute to a sense of 'belonging' to a particular neighbourhood over time. Environmental Improvements and a focus</p>	None identified.

9. Retail and Centres (all policies were amended)											
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development											
		<i>Effects</i>					<i>Assessment</i>				
											on development within district centres through policies C 2 - C 7 could help to increase this effect. This will be prominent in centres such as Cheetham Hill, Rusholme and the district centres of East Manchester.

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
			Sub-Reg	ST-LT	Temp	Med						
8	Ensure people's needs for goods, services and amenities are met	✓✓					++	+++	+++	+++	<p>The policies, especially Policy C 2, seek to ensure that people have good access to shopping, leisure and community facilities which meet their day to day needs although the detail of leisure and community facilities provision required is not provided.</p> <p>Further to the previous assessment findings, the revised policies provide greater clarity on the character and needs of the community within the City Centre and District Centres. Specific needs are identified, particularly in relation to food retail within the individual settlements and in the heart of the City Centre to discourage travel to out of centre locations. Specific policies for district centres by spatial area could help to ensure that the differing needs of the communities are met across the plan area. Policy C1 also includes the addition of Baguley as a proposed new district centre - this should have</p>	<p>Although policy C2 seeks that district centres meet the day to day needs of the local community in terms of shopping, leisure and community facilities, the remaining text within the policy only refers to retail needs with reference to some housing and employment.</p> <p>The policy should seek to consider the potential and need for the provision of other community facilities within these areas to enable delivery. Further, it is suggested that the policy insufficiently succinct, providing unnecessary text. It is recommended that the policy be</p>

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
<i>Effects</i>							<i>Assessment</i>					
											benefits locally.	summarised, with the key requirements for each area provided in bullet points. The second recommendation from the previous iteration of assessment remains valid.

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
			Sub-Reg	ST-LT	Temp	Med						
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate EqIA)	✓✓					+	++	++	++	<p>Policies intend to improve accessibility to key services and facilities in District and Local Centres which may improve equality of opportunity, although detail of this type of provision is mostly unspecified except in relation to retail and some provision of employment and housing.</p> <p>Further to the previous assessment findings, the revised policies provide greater clarity on the character and needs of the community within the City Centre and District Centres. Specific needs are identified, particularly in relation to food retail within the individual settlements. In particular, policy C 4 identifies the needs for redevelopment of the centres of East Manchester within the context of the wider regeneration activities. However, the policy wording does not strongly demonstrate the types of uses to be encouraged in this area. Effects are likely to be</p>	<p>The supporting text for policy CC 8 states that in the retail core there will be an emphasis on creating a pedestrian friendly environment. This intention should be included in the policy wording, with the addition of a cross reference to the guidance provided in Design for Access 2 (MCC) Also see recommendation under Objective 8.</p> <p>No recommendations.</p>

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		<i>Effects</i>						<i>Assessment</i>				
											most significant in the medium to long term as development proposals are realised.	

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
			Reg/Nat	ST-LT	Temp	Med						
10	Promote the use of sustainable transport modes and reduce motorised traffic	✓✓					++	++	+++	+++	<p>The Centre Hierarchy (C 1) may help reduce the need to travel for local people, through the provision of essential services and facilities locally. Although the benefits against this Objective will be, in the most part, positive, the development of the City Centre as a regional centre and key tourist destination may bring increased traffic to the city. This effect is likely to be mitigated, however, by the policies included in Component 6.</p> <p>In addition to the benefits cited in the previous assessment iteration, greater certainty can be attributed to the assessment, particularly as greater clarity has been provided in the policies as to the type of services and facilities to be provided locally. This is included in policy C 1. Further to this, the encouragement of mixed use development, to include residential uses, could further reduce the</p>	<p>It is suggested that policy C 1 replaces "minimise the need to 'shop' by car" with "minimise the need to 'travel' by car", to broaden the scope of the policy, as people will seek to travel to centres to access a wide range of local services and facilities, not just retail. In line with this, it is suggested that the policy is termed a centre hierarchy in the policy wording, as opposed to a retail hierarchy. The 'centre hierarchy' will then encompass retail alongside other local services and facilities as already cited in the policy.</p> <p>Recommendation from previous</p>

9. Retail and Centres (all policies were amended)											
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development											
<i>Effects</i>							<i>Assessment</i>				
										<p>need to travel creating benefits in the medium to long term. It is recognised in policy C6 that South Manchester's district centres are all in highly accessible locations, although such comment is not provided in the other district centre policies. It is recognised in the supporting text, however, that the 5 existing out of town retail locations will be refurbished to improve the environment. Increasing the attractiveness of these areas could lead to increased traffic to some degree.</p>	<p>iteration still relevant. Further, it is recommended that the refurbishment of the existing out of town shopping destinations involves the enhancement of accessibility by public transport to reduce reliance on the private car to these locations. Supporting text (paragraph 7.15) indicates that in the City Centre retail core, there will be an emphasis on creating a pedestrian friendly environment, including pedestrian priority zones. It is suggested that this intention is included within the policy wording. Further, it is suggested that any key diagrams of the City Centre PSA include this designation, as well as how GI will be integrated into the City</p>

9. Retail and Centres (all policies were amended)											
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development											
		<i>Effects</i>				<i>Assessment</i>					
											Centre. It is suggested that a comment on the accessibility of all the district centres is provided within the policies, not just C 6.

9. Retail and Centres (all policies were amended)														
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development														
		<i>Effects</i>					<i>Assessment</i>							
			Local	ST-LT	Temp	Med								
11	Improve air quality	✓					+	++	+++	++	<p>See assessment under Objective 10- the benefits to air quality from reducing the need to travel to district centres may be limited by the increase in travel to the city centre.</p> <p>The revised policies provide an enhanced focus on the district centres by area, with policies seeking to encourage a range of services and facilities alongside retail provision as the main focus within centres of population. Additionally, the focus of many of the policies is to improve district centre's local environments. These strategies could encourage the use of walking and cycling as modes of transport, which is reinforced in some of the centres through intensions for pedestrianisation. In addition to the policy on GI (EN 9), air quality could be improved in the medium to long term, as development proposals are realised.</p>	See recommendations under Objective 10.		

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		<i>Effects</i>					<i>Assessment</i>					
			Local	ST-LT	Temp	Low						
12	Improve the quality of water bodies and their environment	✓					+	+	+	+	<p>Insofar as the policies seek to improve the quality of the environment to improve the pedestrian experience, water bodies may benefit. Further, as discussed under Objective 10, if a reduction in overall traffic results from the proposals, this may reduce the pollutant concentration in surface water runoff entering water resources.</p> <p>It is suggested that the revised policies provide greater clarity in the need for the provision of local services and facilities, including retail, with a focus on identifying existing needs to improve implementation. Therefore, it is suggested that this may result in a reduction in the need to travel, resulting in lower levels of traffic that could have indirect benefits on water quality from a reduction in pollution.</p>	<p>None identified.</p> <p>Policy Approach En 9 in the CS identifies the high priority given to GI and the requirement for development to provide or contribute towards, the provision or enhancement of additional GI.</p>

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
			Local	ST-LT	Perm	Med						
13	Ensure efficient use of land	✓✓					++	++	++	++	<p>It is considered that the use of land to enable a reduction in the need to travel, developing areas in the centres of communities, is likely to be efficient.</p> <p>Further to the previous assessment, the encouragement of mixed use development in District Centres (policy C 2) where there is high density retail will improve the certainty with which this assessment can be made. National guidance will ensure that previously developed land and the reuse of buildings is prioritised for development wherever possible.</p>	<p>National Guidance addresses the reuse of existing buildings and previously developed land.</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		<i>Effects</i>					<i>Assessment</i>						
			Local	ST-LT	Temp	Low		+/-	+/-	+/-	+/-		
14	Maintain and enhance biodiversity, including habitats and species	?						+/-	+/-	+/-	+/-	<p>Insofar as the policies seek to improve the quality of the environment to improve the pedestrian experience, this may lead to improvements in biodiversity locally. Performance against this SA Objective is dependent upon implementation of the provisions of policies En 13 (Biodiversity and Geological Conservation) and En 9 (Green Infrastructure).</p> <p>The policies could lead to biodiversity improvements through a reduction in traffic through reducing the need to travel by car. However, an intensification of development in the centres could reduce the potential for GI in these areas which could have negative effects on biodiversity. A range of positive and negative effects are predicted.</p>	See recommendations under Objective 10.

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		Effects					Assessment						
15	Maintain and enhance the quality of landscape, townscape and built environment	✓✓	Sub-Reg	ST-LT	Perm	Med	+++	++	++	+++	<p>Policies seek that new development will lead to the enhancement of centres, and thus are likely to contribute to an improvement in the townscape and built environment.</p> <p>New development is likely to be of a high quality, in line with the other CS policies. This is likely to lead to an enhancement of the local townscape. In addition to this, policy C 2 seeks to ensure that new development respects and enhances the character of existing centres. More specifically, policy C 7 seeks to improve the design quality of Baguely through the provision of small scale retail to create a sense of place. This could create improvements in this area of Manchester undergoing regeneration. Policies C 3- C 7 seek to improve district centres specifically, with a focus on character and environmental improvement. New out of town development will be resisted through policy C 8,</p>	<p>Policy C2 could cross-reference or more consistently outline, briefly, the key characteristics of each centre in terms of character to ensure that designs and land uses reflect this. At present, although the policies seek that development reflects local character, what this means is not detailed.</p> <p>Recommendation remains the same as previous. CS Policy Approach En 13 ensures landscape quality is protected.</p>	

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
												which is likely to have benefits for landscape quality especially in the short term.
16	Protect and enhance sites, features and areas of historical and archaeological value	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	<p>Development in centres may place additional pressure on sites of heritage value, such as listed buildings. However, CS policies included in component 12 ensure that development is of a high quality.</p> <p>Withington, which is addressed within policy C 6, and Northenden, in policy C 7, are recognised for</p>	CS Policy Approach En 19 adequately addresses the need to protect and enhance the historic environment and character of acknowledged areas.

9. Retail and Centres (all policies were amended)											
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development											
<i>Effects</i>			<i>Assessment</i>								
											<p>their historic character and designation as Conservation Areas. The supporting text for Withington indicates that new build development in these areas will be encouraged without specific reference to the need to enhance the character although this need is required more generally within the policy wording. However, supporting text for Northenden indicates that development will seek to further develop village character which could provide some benefits. Increased levels of development could lead pressure on heritage assets within this centre as well as the other centres within the plan area. However, reference to this is not provided within the other policies' text. Performance against this SA Objective is also dependent upon implementation of the provisions of Policy CC 4 Heritage (protect and enhance the heritage assets) and Design and Policy En 17 Design Principles</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		<i>Effects</i>					<i>Assessment</i>						
												(sense of place and local distinctiveness).	
17	Ensure the prudent use of natural resources	✓	Local	ST-LT	Temp	Low		+	+	+	+	<p>Insofar as the policies may reduce the need to travel, the use of fossil fuel based energy may reduce.</p> <p>Further to the previous assessment, Design policies in the CS will ensure that the use of natural resources in new developments is minimised, through construction as well as operation.</p>	<p>None identified.</p> <p>It is suggested that the policy will contribute to this Objective through requiring that proposals are to take advantage of the existing buildings and infrastructure that currently exist. This could minimise the need for additional construction activity and therefore the use of materials.</p>
18	Reduce contribution to climate change	✗	Reg/Nat	MT-LT	Temp	Low		--	-	-	-	<p>The development of district centres offers considerable potential to reduce traffic growth associated with short trips and thus reduce the emissions of greenhouse gases from this source. Similarly, development of the regional centre offers the optimum solution in terms of</p>	<p>Reference to best practice environmental standards, e.g. BREEAM, is recommended.</p> <p>The previous recommendation to include CfSH and BREEAM requirements in the CS is no longer</p>

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		<i>Effects</i>					<i>Assessment</i>					
											<p>potential for access by sustainable modes by a broad catchment. However, a potential improvement in the status of the regional centre for shopping and tourism is also likely to lead to some traffic growth, partially diluting the benefits. Further, an increase in built development is likely to increase the overall emissions of greenhouse gases from buildings when considered against the current baseline position.</p> <p>In addition to the previous assessment, in the longer term, buildings will be expected to conform to national guidelines that will require zero carbon standards by 2016. Taking these factors into account, although it is considered that the policy contains elements that will help to minimise the contribution of development to climate change, in the lifetime of the plan the effects of development and</p>	necessary as they are now included in national policy. No further recommendations.

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		Effects					Assessment						
												trip generation are predicted to be slightly negative overall.	
19	Reduce impact of climate change	✓	Sub-Reg	ST-LT	Temp	Low		+	+	+	+	<p>No specific reference to this effect is made in the policies, although this Objective is likely to be achieved through other CS policies including Policy En 15 (Water Quality), En 9 (Green Infrastructure) and En 1 (Achieving a Reduction in CO2 Emissions through New Development).</p> <p>Policy C 2 specifies that new development in the District Centres should consider improvements to GI and other measures to assist in adapting to climate change in accordance with policy EN 9. This could create benefits against this Objective.</p>	<p>It is suggested that the cross reference to GI or other CS policies is unnecessary within the policy wording. It is suggested, however, that the policies for the centres including C 2 should include how GI will be incorporated within the designated areas such as the PSAs on key diagrams to enable clear implementation of policy EN 9.</p>

9. Retail and Centres (all policies were amended)													
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development													
		<i>Effects</i>						<i>Assessment</i>					
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	✓	Local	ST-LT	Temp	Low		+	+	+	+	<p>The provision of local services and facilities could present an opportunity for the provision of local recycling facilities for use by the community including 'bring' sites at local centres.</p> <p>Further to the previous assessment, see assessment under Objective 17.</p>	<p>See recommendations under Objective 8- the range of facilities could include local recycling 'bring' facilities.</p> <p>See recommendation under Objective 17.</p>
21	Encourage a strong and stable economy	✓✓	Reg/Nat	ST-LT	Temp	High		++	+++	+++	+++	<p>The policies state that they will support the maintenance and extend the range of wealth generating activities including retail, leisure, recreation and tourism in the centres. Providing some employment in district centres will help to reduce economic exclusion. They seek to focus development in the centres, which will help to create economies of scale amongst businesses.</p> <p>The encouragement of the creation of the</p>	<p>See recommendations under Objective 8.</p> <p>No further recommendations.</p>

9. Retail and Centres (all policies were amended)															
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development															
		<i>Effects</i>					<i>Assessment</i>								
														<p>regional centre as a tourist destination will help to diversify the economy over time.</p> <p>In addition to the previous assessment, the policies on district centres identify areas that are characterised by independent retailers which attract visitors to the area that will enhance the local economies beyond that of meeting just local needs.</p>	
22	Reduce economic exclusion	✓✓	Local	ST-LT	Temp	Med		++	++	++	++			<p>Providing some employment in district centres will help to reduce economic exclusion.</p> <p>Further to the previous assessment, significant effects in the medium to longer term are likely to result as people increasingly benefit from the spatial distribution of development, both in terms of additional facilities as well as local employment opportunities.</p>	None identified.

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
			Local	ST-LT	Temp	Low						
23	Encourage and accommodate both indigenous and inward investment	✓✓					++	++	+++	+++	<p>Retail promotion is likely to encourage inward and indigenous investment for this use class. Policy C 2 suggests the allocation of land for employment in the district centres which, alongside environmental improvement and accessibility improvements may encourage investment in these areas over time. The increase in the profile of the regional centre may also give rise to further investment potential.</p> <p>Further to the assessment of the previous policy iteration, the revised policies add further detail which could increase the implementation of policy intentions. Specifically, policy C 2 seeks that development should contribute to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies. This should ensure that investment is encouraged and directed towards areas of need. Positive effects are</p>	None identified.

9. Retail and Centres (all policies were amended)												
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development												
		Effects					Assessment					
												likely to increase in the long term, as successful initial investment leads to the increased attractiveness of the area to further investment.
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓✓	Local	ST-LT	Temp	High	++	+++	+++	+++	<p>The policies will enable the maintenance and enhancement of the vitality and viability of the centres, through an increase in the provision of local amenities.</p> <p>Policy C 1 specifically seeks to maintain the vitality and viability of its centres through providing services as locally as possible as well as encouraging a mix of uses in new development that integrates retail provision. The policies seek to reduce the retail leakage that is experienced in many of the district</p>	<p>See recommendation under Objective 8- the specification of a wider range of services and facilities as suggested in the policy would help to increase the vitality of the district centres. Although policy C 3 seeks to protect the vitality and viability of the district centres, it is suggested that this policy is superfluous to requirements and its</p>

9. Retail and Centres (all policies were amended)											
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development											
<i>Effects</i>			<i>Assessment</i>								
										<p>centres at present as well as discouraging out of town retail through policy C 8. This will increase footfall and is also likely to decrease the number of vacant units in the centres. Policy XXX specifically seeks that developers can demonstrate that retail units in mixed developments will be occupied. Policy C 1 broadly outlines the range of services and facilities to be provided within the different centres of the hierarchy. This enables the predicted outcomes against this Objective to be given greater certainty, with increased benefits in the medium to longer term as the Objectives of the policies are realised through development proposals.</p>	<p>detail could be summarised within policy C 2. Similarly, it is suggested that the content of policy C 4 should be included within policy C 1, to form part of the hierarchy, and the standalone policy removed.</p> <p>Primary Shopping Areas within the centres, along with other measures such as the incorporation of pedestrianised areas and GI, should be shown within the CS as diagrams.</p>

9. Retail and Centres (all policies were amended)					
Policy C 1: Centre Hierarchy; Policy CC8: City Centre Retail; Policy C 2: District centres; Policy C 3: North Manchester District Centres; Policy C 4: East Manchester District Centres; Policy C 5: Central Manchester District Centres; Policy C 6: South Manchester District Centres; Policy C 7: Wythenshawe District Centres; Policy C 8: Out of centre development					
		<i>Effects</i>		<i>Assessment</i>	
<p>General Comments</p> <p>C 1: Reference to taking opportunities for refurbishment and replacement of out of centre retail locations where this would improve the retail environment and reduce the impact on neighbouring residents could be moved into the policy to strengthen the commitment. Similar to the recommendation for policy C 4, it is suggested that the policy contains a lot of explanatory text that should be removed from the policy wording and added to the supporting text. The policy should focus on what will be encouraged within the district centres.</p> <p>C 5: It is suggested that the penultimate sentence is repetitive and should be removed from the policy. More generally, it is suggested that differing characteristics for the district centres are included within the CS, which does not allow for comparison. For example, the accessibility of the South Manchester Centres is included, but this information is not provided for the others. Information such as the vacancy rate is included for Fallowfield, but not for other centres. Consistency in the provision of information to characterise local areas will provide greater clarity and allow for comparison between areas.</p> <p>Paragraph 7.56: It is suggested that text relating to the Building Schools for the Future programme may need to be revised in light of the new government spending announcements. Local Centres: It is suggested that, as there are policies for the other types of retail, a policy for local centres should be created.</p> <p>Policy CC8: It is recommended that the text which discusses the current shortage of food retail (in paragraph 4) is moved to the supporting text as this is explanatory text, not policy. Similarly, the sentence beginning 'modern retailing has a tendency...' could also be moved to the supporting text. Any similar text from other policies should also be removed. Further, it is suggested that the text that read 'proposals for new development will be assessed against relevant design policies....' is superfluous to the policy. All policies within the CS should be read as a whole and therefore this reference is considered unnecessary.</p> <p>Policy C 4: It is suggested that the policy is reworded, to be phrased in a way that stipulates the type of development that will be encouraged within the district centres in East Manchester. The policy at present reads as explanatory text and is sometimes repeated in the supporting text.</p>					

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment				Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations		
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	Reduce poverty and social exclusion	✓✓	Local	ST-LT	Temp	Med		++	++	+++	+++	<p>Requiring a reduction in CO₂ emissions from building stock may help to reduce fuel poverty through an improvement in building stock quality over time. The strategic areas for energy development coincide with areas of social deprivation as such are likely to improve regeneration in these areas. Further to this, avoiding development in areas of flood risk will reduce the risk from flooding to residents in these areas and as such will reduce geographical inequalities.</p> <p>Further to the previous assessment, policy En 1 seeks to reduce fuel poverty through actions that include improving the efficiency of existing buildings. This could provide increased short term benefits against this objective.</p>	<p>As well as a focus on reducing CO₂ emissions from new development, the policy should include the point that the existing building stock should be improved to reduce fuel poverty.</p> <p>No recommendations.</p>

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
2	Attract additional population to settle in Manchester	✓	Sub-Reg	ST-LT	Temp	Med		+	++	+++	++	<p>Policies will seek to encourage high quality design in buildings as well as housing provision. This may help to attract additional population to settle in Manchester as high quality and energy efficient design will enable an improved quality of life through a reduction in pollution.</p> <p>Further to the previous assessment, an explanation of the energy hierarchy within En 1 will help the certainty with which significant effects can be predicted.</p>	No recommendations.
3	Improve health of the population and reduce health inequalities (Objective aiming to integrate HIA)	✓	Local	ST-LT	Temp	Med		+	++	+++	++	<p>Requiring a reduction in CO₂ emissions from building stock may help to reduce fuel poverty through an improvement in building stock quality over time. This may help to improve health levels.</p> <p>Further to the previous assessment, policy En 2 identifies strategic areas for the generation of low and zero carbon energy infrastructure. These coincide with strategic development locations, which are generally located close to areas of deprivation.</p>	It is suggested that policy En 5 provides some repetition with the other policies in the component. For example, the use of passive design is required under En 1 and flood risk is included in the CS policy En 6. Consideration could be given to rationalising the policies to eliminate repetition.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
												Therefore the provision of this infrastructure could help to decrease health inequalities through a localised improvement in air quality especially in the longer term. Additionally, policy En 5 seeks to reduce the urban heat island effect through the use of GI, as well as control temperature variation through passive design. This could help to enable an improvement in health through enabling people to adapt to the future effects of climate change.	
4	Improve the qualifications and skills of the resident population	✓	Local	ST-LT	Temp	Low		+	+	+	+	The policies relating to reducing contributions to and the effects of climate change may have a slight positive effect on the skills levels of the local population through enabling the retention of a skilled workforce in the area (see objective 2).	No recommendations.
5	Provide an adequate mix of quality housing for current and future residents of the	✓	Local	ST-LT	Temp	Med		+	++	++	++	The policies may have a positive effect against this objective as they will encourage the growth of high quality design. Further, the type of housing likely to be provided as part of this provision	See recommendations under objective 18.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
	area											will include housing that is accessible to a larger group of people through reduced running costs through greater energy efficiency.	
6	Reduce crime and perceptions of crime	-					0	0	0	0		No significant effects.	No recommendations.
7	Encourage a sense of community well-being and engagement	✓✓	Local	MT-LT	Temp	Med	+++	++	++	+++		The proposals, insofar as they encourage high quality/more energy efficient building design, may increase a sense of community pride in the area over time. Further to the previous assessment, policy En 2 seeks that the development of energy infrastructure involved working with community groups and residents. This could help to create a sense of 'ownership' of the schemes, which could help to increase community engagement and a sense of well-being, especially in the short term.	No recommendations.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects						Assessment				Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
8	Ensure people's needs for goods, services and amenities are met	✓	Local	ST-LT	Temp	Low		+	+	+	+	No significant effects. The development of low and zero carbon energy sources could help to increase energy security, ensuring that this service is maintained over time.	No recommendations.
9	Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values and customs (Objective aiming to integrate Eq(A))	✓✓	Local	ST-LT	Temp	Med		++	++	+++	+++	See assessment under objective 1.	See recommendations under objective 1.
10	Promote the use of sustainable transport modes and reduce motorised traffic	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	Consideration for the delivery of fuel for energy centres is given in En 4, which prioritises the use of rail. This may help reduce motorised traffic increases. However, development of energy centres where delivery by rail transport is not possible could lead to an increase in traffic growth and its emissions. Further to the previous assessment, in	It should be ensured that the benefits of the creation of low and zero energy sources should be weighted against negative effects associated with the reliance on road transport for the delivery of fuel. Previous recommendation still relevant.

10. Climate Change													
(amended policies shown in bold) Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk													
SA Objective	<i>Effects</i>					<i>Assessment</i>					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
												addition to railways, waterways are to be considered for the transportation of biofuels. This could increase the possibility of sustainable transport.	
11	Improve air quality	✓✓	Local	MT-LT	Temp	Low		+/-	++	++	++	<p>See assessment under Objective 10.</p> <p>In addition to the assessment under Objective 10, policy En 4 seeks that the development of energy infrastructure opportunities takes into account the cumulative effects on air quality in reference to policy En14. This could help to ensure that negative effects are minimised. The creation of 'clean' technology in addition to these factors is likely to increase benefits. Significant positive effects are likely in the long term, although the construction of infrastructure could still lead to some negative effects in the short term.</p>	<p>See recommendations under objective 10.</p>

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
12	Improve the quality of water bodies and their environment	✓	Sub-Reg	ST-LT	Temp	Low		+	+	++	++	The promotion of energy efficiency and low and zero carbon energy generation may reduce some pollutants entering watercourses, in that it is likely to consist of 'cleaner' technology. Reducing the effects of an increase in flood risk may have positive benefits for water quality through a reduction in the increase in surface water runoff. In this vein, reducing contributions to climate change may also slow the risk of an increase in flooding and have long term benefits for water resources overall. However, this positive benefit may be slightly negated based on a potential increase in road based transport as discussed in the assessment for objective 10. No change to the assessment has arisen from the revised iteration of the policies.	No recommendations.
13	Ensure efficient use of land	✓	Local	ST-LT	Perm	Low		+	+	+	+	Avoiding areas of high flood risk and the use of land for the generation of low and zero carbon energy generation is considered to be efficient.	No recommendations.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
											No change to the assessment has arisen from the revised iteration of the policies.	
14	Maintain and enhance biodiversity, including habitats and species	✓	Sub-Reg	ST-LT	Perm	Low	++	++	++	++	<p>The siting of facilities for the generation of low and zero carbon energy may affect biodiversity, depending on their specific location. Adherence to the CfSH may benefit biodiversity, although this requirement only refers to the energy requirements of this guidance.</p> <p>Policy En 3 states that developers will be permitted to use GI elements such as green roofs, walls, street trees and waterways to contribute to compliance with CO₂ mitigation subject to the energy statement incorporating evidence that this is the case.</p> <p>The use of GI is also cited in En 5 relating to the urban heat island effect and repeats the requirement from En 3. This could indirectly have benefits for biodiversity. Further to the previous assessment, it is unlikely that negative effects will result from development</p>	<p>It should be ensured that the development of sites for the generation of energy do not negative affect sites that are important for biodiversity. The locational strategy in Policy En 2 (Strategic Areas for Low Carbon, Decentralised and Renewable Energy Development) should not be in conflict with the biodiversity objectives promoted in the policies within component 10 (green infrastructure).</p> <p>See recommendations under objective 5.</p> <p>It is suggested that all requirements relating to GI are included under the GI policy (En 9) only and all repetition is removed from other policies.</p>

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development**; **Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure**; **Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies**; **Policy En 4: Energy Infrastructure opportunities**; **Policy En 5: Adaptation to Climate Change**, Policy En 6: Policy Approach to Flood Risk

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
											on sites important for biodiversity, as this effect will be restricted through other CS policies and national guidance.	

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
15	Maintain and enhance the quality of landscape, townscape and built environment	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>En 4 specifies that energy centres are to be designed and located so as to integrate with the townscape which may help to reduce any potentially negative effects. Microgenerating technologies and technologies located in the areas identified in En 2 could potentially have negative effects on the quality of the townscape, depending on the type, the location and type of buildings and the viewpoint of the assessor. Performance against this SA Objective is dependent upon implementation of the provisions of Policy CC 4 Heritage (protect and enhance the heritage assets) and Design and Policy En 17 Design Principles (sense of place and local distinctiveness).</p> <p>Further to the previous assessment, policy En 4 seeks that the cumulative effect of energy schemes will be taken into account when considering applications, including effects on landscape character. In addition to</p>	No recommendations.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change**, Policy En 6: Policy Approach to Flood Risk

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
												the implementation of the other CS policies, overall effects are likely to be positive.	
16	Protect and enhance sites, features and areas of historical and archaeological value	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	See assessment under objective 15. Policy En 2 states that District Centres are identified as strategic areas for the generation of low and zero carbon energy generation. However, some of these area are designated as Conservation Areas which could be negatively affected by such proposals depending on the type of measures implemented. Performance	A more detailed design SPD that will provide guidance on climate change adaptation measures, as cited in paragraph 9.26, should include specific guidance on how low and zero carbon technologies can be sympathetically integrated into older buildings.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change**, Policy En 6: Policy Approach to Flood Risk

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
											against this SA Objective is dependent upon implementation of the provisions of Policy CC 4 Heritage (protect and enhance the heritage assets) and Design and Policy En 17 Design Principles (sense of place and local distinctiveness).		
17	Ensure the prudent use of natural resources	✓✓	Reg/Nat	ST-LT	Temp	Med		+	++	+++	++	<p>The policies seek to reduce energy use overall, which will ensure a reduction in the use of fossil fuels for energy. Further to the previous assessment, it is considered that the use of other natural resources may be relevant to energy infrastructure such as the need for the use of materials for the construction of infrastructure. However, it is considered that the long term benefits will outweigh the initial embedded energy use although it should be noted that this assumption has not been verified.</p>	No recommendations.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk**

SA Objective	Effects						Assessment				Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
18	Reduce contribution to climate change	✓✓	Reg/N at	ST-LT	Temp	Med	+++	+++	+++	+++	<p>Policy En 1 seeks that all development must follow the principles of the Energy Hierarchy, although an explanation of what this means in practice is not provided. Policy En 1 also seeks that development seeks to improve energy efficiency, and increase local carbon energy supplies to existing buildings. The identification of strategic areas for energy development is considered to have the potential for significantly positive effects through the enabling of delivery. The CO₂ emissions reduction framework is also predicted to have significant positive effects against this objective.</p> <p>Further to the previous assessment, the revised policy En 1 includes a clear explanation of the Energy Hierarchy, and how this should be employed within development. A figure is provided in picture 9.2. This increases the certainty with which significant effects can be predicted. Explanation is provided in the supporting text of how the AGMA study has detailed opportunities for greater achievements of lower CO₂ emissions at a lower cost through the identification of the strategic areas. This</p>	<p>Although the supporting text (14.17) provides a brief explanation of the Energy Hierarchy, a clearer definition could be included, which may take the form of a figure. As part of this, it is recommended that the policy be structured in such as way as to reflect this hierarchy. This could take the form of a) development to be designed to reduce the need for energy through passive design features such as solar gain; b) development to be designed to reduce the need for energy through energy efficient features such as improved insulation; c) residual energy requirements are sought to be met through the use of low or zero carbon energy generating technologies, provided on site in the first instance where feasible. Further, in line with the provisions in the supporting text, it is recommended that the requirement for CfSH is included within the policy. Additionally, it is recommended that BREEAM</p>

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change**, Policy En 6: Policy Approach to Flood Risk

SA Objective	Effects					Assessment				Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
19	Reduce impact of climate change	✓	Reg/N at	ST-LT	Temp	Med	+++	++	+++	+++	<p>In the short and medium term, measures to reduce flood risk and improve the potential of buildings to withstand temperature variations, may help to alleviate some of the future effects of climate change. Other effects which may not have been considered include reducing water consumption to adapt to a reduction in availability over time, as well as the ability of buildings to be able to adapt to future uses through design without the need for demolition and reconstruction.</p> <p>Permitting CO₂ mitigation through the provision of GI could concurrently have benefits for reducing flood risk if these incorporate SUDS techniques. Policy En 5 includes a range of examples that development should have regard to with reference to adaptation to climate change which could lead to benefits against this objective.</p>	<p>Reducing the consumption of water will be a key way of adapting to the effects of future climate change. This should be included within the policy wording, and could be encompassed within requirements for adherence to CfSH for residential development or BREEAM for non residential development, in accordance with recommendations under objectives 5 and 18. Requirements for sustainable design should also require that buildings are in line with Building for Life principles which may include block layouts and Lifetime Homes principles.</p> <p>The previous recommendation to include CfSH and BREEAM requirements in the CS is no longer necessary as they are now included in national policy. No further recommendations.</p>

10. Climate Change													
(amended policies shown in bold) Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change, Policy En 6: Policy Approach to Flood Risk													
SA Objective	Effects						Assessment				Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
20	Minimise the production of waste, manage waste sustainably and increase re-use, recycling and recovery rates	-						0	0	0	0	No direct effects. The management of waste is considered under policy component 9.	No recommendations.
21	Encourage a strong and stable economy	✓✓	Reg/N at	ST-LT	Temp	Med		++	+++	+++	+++	The development of low and zero carbon energy generating technologies in the strategic employment areas may help to improve the resilience of the local economy through improved efficiency and self sufficiency. Further, over time the generation of such energy may help to improve the attractiveness of the area through improving its national and international reputation as well as the reduction of local pollution. Further to the previous assessment, the supporting text seeks that the City is positioned as a low carbon investment location and to achieve economic growth in a manner that reduces CO ₂ emissions. If this	No recommendations.

10. Climate Change

(amended policies shown in bold) **Policy En 1: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development; Policy En 2: Strategic Areas and Locations for low and zero carbon decentralised energy infrastructure; Policy En 3: Target Framework for CO₂ reductions from low or zero carbon energy supplies; Policy En 4: Energy Infrastructure opportunities; Policy En 5: Adaptation to Climate Change**, Policy En 6: Policy Approach to Flood Risk

SA Objective	Effects					Assessment					Commentary [original assessment of policies in this component is shown in bold with revised Policy assessment text following below]	Recommendations
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
											is achieved, it is likely that benefits will be significant against this objective.	
22	Reduce economic exclusion	-					0	0	0	0	No direct effects.	No recommendations.
23	Encourage and accommodate both indigenous and inward investment	✓✓	Reg/N at	ST-LT	Temp	Med	++	++	+++	+++	No direct effects. An increase in the resilience of the building stock of the area, alongside the creation of high quality design could increase the attractiveness of the area, in line with the aim to promote the City as a 'low carbon location'. This could lead to increased investment over time.	No recommendations.
24	Maintain and enhance vitality and viability of Manchester's centres, including City Centre, District and Local Centres	✓	Local	ST-LT	Temp	Med	+	++	++	++	No direct effects. Increasing the quality of design may attract additional population to areas of deprivation and thus help to improve the vitality and viability of these areas over time.	No recommendations.

General Comments

It is suggested that the examples provided in the policy text should be removed, unless the list provided is exhaustive. This includes the words 'such as improved insulation and glazing' in policy En 1. Supporting text for policy En 1 (9.3, second bullet) refers to a table in relation to zero carbon development. However, there is no table included in the text. This should either be included, or the reference removed. There is repetition relating to allowable solutions in paragraphs 9.13 and 9.21. Any repetition should be removed. Below table 9.3 is text that relates to the Code for Sustainable Homes. However, no previous explanation of this requirement has been provided, nor does the text relate to BREEAM for completeness. It is suggested that either this text is removed, or introductory text is included. Reductions under BREEAM for non residential development should also be included if this is to be the case.

