

# Trafford Civic Quarter Masterplan

## Supplementary Planning Document (SPD) Strategic Environmental Assessment (SEA)

### Environmental Report October 2018

for **GVA HOW Planning** on behalf of

bruntwood ●



by

enfusion



# Trafford Civic Quarter Masterplan (CQM) SPD

## Supplementary Planning Document

### Strategic Environmental Assessment (SEA) Environmental Report

October 2018

<i>date:</i>	October 2018 Draft v01 October 2018 Final	
<i>prepared for:</i>	GVA HOW Planning on behalf of Trafford Council	
<i>prepared by:</i>	Barbara Carroll Owen Jeffreys	Enfusion
<i>quality assurance:</i>	Barbara Carroll	Enfusion

*enfusion*

environmental planning and management for sustainability



Treenwood House  
Rowden Lane  
Bradford on Avon  
BA15 2AU

t: 01225 867112

[www.enfusion.co.uk](http://www.enfusion.co.uk)



## CONTENTS

	Page
<b>Non-Technical Summary (NTS)</b>	
This is the NTS of the Environmental Report	
The Local Plan for Trafford	
The Trafford Civic Quarter Masterplan (CQM) SPD	
Strategic Environmental Assessment (SEA)	
Environmental Characteristics of the Civic Quarter area	
Key Environmental Issues, Problems and Opportunities	
How has the Civic Quarter Masterplan SPD been assessed?	
What reasonable alternatives have been considered & addressed?	
What are the likely significant effects of the CQM SPD?	
How could negative effects be mitigated?	
How has the SEA influenced the CQM SPD?	
Monitoring Proposals	
Consultation	
<b>1 INTRODUCTION</b>	
Strategic Environmental Assessment (SEA)	1
The Core Strategy & the New Local Plan for Trafford	2
The Trafford Civic Quarter Masterplan (CQM) SPD	4
SEA Screening & Scoping	7
Consultation	8
This Environmental Report	9
<b>2 METHODS</b>	
Introduction and the SEA Process	10
Scoping and the SEA Framework	11
Assessing the Trafford Civic Quarter Masterplan SPD	15
Consideration of Alternatives	16
<b>3 ENVIRONMENTAL CONTEXT, OBJECTIVES &amp; BASELINE CHARACTERISTICS</b>	
Introduction	18
Biodiversity & Green Infrastructure	18
Communities & Accessibility; Human Health	19
Water	20
Air & Climatic Factors	20
Cultural Heritage	21
Landscape & Urban Quality	21
Material Assets & Natural Resources: Land/Soil, Energy, Waste	22
Key Environmental Issues, Problems and Opportunities	22
<b>4 SEA FINDINGS</b>	
Introduction	23
The Spatial Development Framework & SPD Policies 1-6	24

Biodiversity & Green Infrastructure	25
Communities; Accessibility; Human Health	27
Water, Air & Climatic Factors	30
Cultural Heritage	32
Landscape & Urban Quality	33
Natural Resources: Land/Soil, Energy & Waste	34
Inter-relationships	34
Summary of SEA Findings	34

## **5 SUMMARY CONCLUSIONS, PROPOSED MONITORING & NEXT STEPS**

Summary Conclusions	36
Proposed Monitoring	37
Next Steps	38

## **APPENDICES**

### **I Statement of Compliance with the SEA Directive**

#### **Tables**

- 1.1 Chronology of New Local Plan Preparation, Accompanying SA/SEA & Consultation
- 2.1 SEA Framework
- 2.2 SEA Significance of Effects Key
- 4.1 SPD Policies: Summary
- 5.1 Summary SEA Findings

#### **Figures**

- 1.1 Location of the Trafford CQM Area
  - 2.1 SEA Process and the SPD Process
-

## Non-Technical Summary (NTS)

### This is the NTS of the Environmental Report

1. This is the Non-Technical Summary of the Environmental Report (ER) documenting the process of Strategic Environmental Assessment (SEA) of the Trafford Civic Quarter Masterplan (CQM) Supplementary Planning Document (SPD) that will become part of the Local Development Framework for Trafford Borough. The NTS describes the SEA process, how the SEA of the SPD was carried out, and the findings of the SEA.

### The Local Plan for Trafford

2. The Trafford Core Strategy was adopted in 2012 and it sets out the Vision for the Borough that includes aims for a high performing economy. The focus for economic and housing growth is in the urban area, primarily in five strategic locations. One of these locations is the Lancashire County Cricket Club area which is further detailed in Policy SL3 as a location for a major mixed-use development.

### The Trafford Civic Quarter Masterplan (CQM) SPD

3. The CQM area of around 120 hectares is located within the north eastern extremity of Trafford Borough, close to the administrative areas of Manchester City and Salford City Councils. The SPD area comprises four distinct character areas:
  - Town Hall Quarter: including the main civic buildings for the Borough
  - Leisure Quarter: the LCC ground with associated uses & the vacant former B&Q site
  - Campus Quarter: includes the former Kellogg's building & land; investment made to progress the University Academy UA92
  - Commercial Quarter: White City retail park, cafes/restaurants, vacant units, offices and some residential buildings
4. The CQM SPD comprises a context, the issues and opportunities and the Spatial Development Framework with SPD Policies:
  - CQM1 Spatial Development Framework
  - CQM2 High Quality Design & Protecting Heritage
  - CQM3 Public Realm Principles
  - CQM4 Movement & Car Parking
  - CQM5 Housing
  - CQM6 Commercial & Other Uses

Visions and Design Principles provide further guidance for each of each of the four Quarters.

## Strategic Environmental Assessment (SEA)

5. Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes. For testing Local Plans, SEA should be addressed as an integral part of the Sustainability Appraisal (SA) process. SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives.
6. It is only in exceptional circumstances that an SEA may be required when producing a SPD – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. The adopted Core Strategy was subject to SA/SEA throughout its preparation and including the Policy SL3. The new Local Plan is at an early stage of development and will be subject to an Integrated Assessment. As the SPD builds upon the refreshed Stretford Masterplan and is greater in scale and form than that envisaged during the preparation of the Core Strategy, the draft CQM SPD has been tested through SEA – but with a pragmatic approach taking into account SA/SEA already undertaken and planned.

## Environmental Characteristics of the Trafford Civic Quarter area

7. Trafford forms part of the Greater Manchester conurbation and the SPD area is a townscape that it has been influenced by human activities. There is no international, national or locally important biodiversity within the SPD area, although there are important green spaces in the surrounding areas. The population of Trafford is forecast to increase and also to age. The employment profile includes high skills and better economic prospects than other Boroughs in Greater Manchester. Nonetheless, Old Trafford is identified as a priority regeneration area.
8. The SPD area is within Flood Zone 1 with a low probability of any flood risk. It is within the Greater Manchester Air Quality Management Area designated for poor air quality due to nitrogen dioxide emissions from road traffic. The Old Trafford and CQM area has a rich history in culture, events and health/wellbeing. The Trafford Town Hall is Grade II listed. The CQM SPD area is within the urban built environment, comprising the main civic buildings for the Borough, residential and leisure areas, former commercial uses, and retail and office – including vacant and disused buildings and sites.

## Key Environmental Issues, Problems and Opportunities

9. These may be summarised as follows:
  - Protection and enhancement of biodiversity
  - Population growth, and higher densities in Old Trafford
  - Ageing population with risks for employment, connectivity and infrastructure provision

- Unemployment centred on Old Trafford (and other areas)
- A lack of affordable housing to meet local needs
- Need for sufficient employment land
- Increased need for young and elderly peoples' services and facilities
- Encourage more sustainable transport and reduce need to travel
- Improve connectivity – housing, employment, centres, and green/open spaces
- Address risks from climate change
- Conserve, enhance and protect the historic environment
- Protect the character of the Borough's areas

### How has the Trafford Civic Quarter SPD been assessed?

10. The SEA Framework of Objectives for testing the SPD is the same as the SA/SEA Framework that is proposed to be used to test the emerging elements of the new Local Plan; as follows:

SA No	SA Objective
1	Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity
2	Promote equality of opportunity and reduce levels of deprivation and disparity
3	Support improved health and wellbeing of the population and reduce health inequalities
4	Ensure sustainable economic growth and job creation
5	Ensure that there is a sufficient coverage and capacity of sustainable transport and utilities to support growth and development
6	Improve the accessibility of the borough by equitable means to community facilities, services and other needs
7	Conserve and enhance landscape, townscape and the character of the borough
8	Conserve and enhance the historic environment
9	Improve air quality
10	Conserve and protect land and soils, whilst reducing land contamination
11	Protect and improve the quality and availability of water resources
12	Conserve and enhance biodiversity and promote nature conservation
13	Promote sustainable consumption of resources and support implementation of the waste hierarchy
14	Reduce per capita greenhouse gas emissions
15	Reduce the consequence of flooding
16	Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change

11. The SPD was assessed against SEA Objectives grouped in themes, using baseline information and professional judgment, and the likely significant effects recorded. The SEA considered the nature of the likely environmental effects (including positive/negative, duration (short, medium or long term), permanent/ temporary, secondary, cumulative and synergistic) and

according to categories of significance – major/minor, positive/negative, neutral, and uncertain. The SEA made suggestions for mitigating significant negative effects, where possible, and possibilities for enhancement, where relevant.

### **What reasonable alternatives have been considered & addressed?**

12. In consideration of the purpose, objectives and sphere of influence of the SPD and its place in the local plan and SA/SEA hierarchies, there were no other reasonable alternatives possible that required testing through the SEA process. In the absence of the Local Plan and the SPD, there would be no development guidance to help resolve environmental issues/problems or promote environmental opportunities.

### **What are the likely significant effects of the Trafford Civic Quarter SPD?**

13. Overall, the SEA found major positive effects for environmental objectives for housing, equality of opportunity, improved health/wellbeing, the economy & jobs, sustainable transport, landscape & character, the historic environment & cultural heritage, and land/soils. There were no significant negative effects identified.

### **How could negative effects be mitigated? Were there any difficulties encountered?**

14. Potential negative effects have been mitigated by identifying the 4 character Quarters within the SPD area; considering the key issues and opportunities; and preparing a SPD with a Spatial Development Framework, Policies, and Design Principles with illustrative masterplans – such that mitigation of potential negative effects are embedded within the document. There were no significant technical difficulties encountered during the preparation of this SEA and any data gaps or uncertainties about the effectiveness of mitigation measures were recorded.

### **How has the SEA influenced the Trafford Civic Quarter SPD?**

15. The SEA made minor suggestions regarding consideration of a green infrastructure strategy specific to the CQM area; investigating whether specific sustainable drainage is applicable to any Quarter; considering a specific standard for water use in buildings; and whether climate change resilience such as high winds and temperature extremes, should be explicitly mentioned in the SPD.

### **Monitoring Proposals**

16. The SPD, together with the other Local Plan Documents, will be monitored as part of the Authority's comprehensive Monitoring Report, as required by Government. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SEA.



## Consultation & Next Steps

17. The draft SPD will be placed on public consultation for 6.5 weeks during October-December 2018. This (SEA) Environmental Report is also placed on the website at the same time and to cover the 5 weeks statutory consultation in line with the SEA Regulations. Representations on the draft SPD and the SEA will be taken into account in the preparation of the final SPD. Upon adoption of the SPD, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:

[civicquartermasterplan@trafford.gov.uk](mailto:civicquartermasterplan@trafford.gov.uk)

## 1.0 INTRODUCTION

### Strategic Environmental Assessment (SEA)

- 1.1 Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes. The EU Directive is implemented in the UK through the SEA Regulations (2004)<sup>1</sup>. Where the Directive applies, there are some specific requirements that must be complied with and, in the case of Local Plans, SEA should be addressed as an integral part of the Sustainability Appraisal (SA) process.
- 1.2 SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives. An SA of the proposals in a Local Plan is required by section 19 of the Planning & Compulsory Purchase Act (2004)<sup>2</sup> and as set out in paragraph 32 of the National Planning Policy Framework (NPPF, revised 2018). Government guidance<sup>3</sup> advises that the SA should incorporate the requirements of the SEA Regulations with socio-economic factors being considered in the same way as environmental factors and to the same level of detail. It may be noted that an Environmental Impact Assessment (EIA) is applied to individual projects that are likely to have significant environmental effects and in accordance with the EIA Regulations (2017)<sup>4</sup>.
- 1.3 SA/SEA is an iterative and ongoing process that informs the preparation of draft planning documents. Likely significant effects are identified and assessed for the emerging elements of the draft plan and judged against reasonable alternatives. Mitigation measures are suggested for any significant negative effects identified. The role of SA/SEA is to inform the Council as the planning authority; the SA/SEA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility, and feedback comments from consultation.
- 1.4 There is a tiering of appraisal/assessment processes that aligns with the hierarchy of plans – from international, national and through to local. This tiering is acknowledged by the NPPF (2018) in paragraph 35 that states that evidence should be proportionate; and further supported by planning guidance<sup>5</sup> that advises the SA and SEA should be proportionate and relevant to the plan being assessed. The findings of the SEA process can help set the scope for the lower tier project level EIA process.

---

<sup>1</sup> <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/19>

<sup>3</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

<sup>4</sup> <http://www.legislation.gov.uk/uksi/2017/571/contents/made>

<sup>5</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

- 1.5 Supplementary Planning Documents (SPDs) are only prepared where necessary as they build upon policies in the Local Plan in order to provide more details or guidance. It is only in exceptional circumstances that an SEA may be required when producing a SPD – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan<sup>6</sup>.

### **The Core Strategy & the new Local Plan for Trafford**

- 1.6 The Trafford Core Strategy<sup>7</sup> and Revised Unitary Development Plan (UDP) were adopted in 2012 and 2006 respectively and, along with the Greater Manchester waste and minerals plans, comprise the adopted Development Plan for the Trafford Borough. The new Trafford Local Plan to 2031 (TLP)<sup>8</sup> is at an early stage of preparation with an Issues Paper subject to Regulation 18 consultation during July to September 2018.
- 1.7 The adopted Trafford Core Strategy sets out the Vision for the Borough, including aims for a high performing economy that makes a significant contribution to the north-west and the Greater Manchester City region. The focus for economic and housing growth will be within the urban area, primarily in the strategic locations. Five strategic locations are identified including the Lancashire County Cricket Club(LCCC) Quarter area which is further detailed in Policy SL3 as a location for a major mixed-use development providing a high-quality visitor experience, balanced with a high quality residential neighbourhood centred around an improved stadium.
- 1.8 The Core Strategy sets out Strategic Objectives for the area. The proposed SPD seeks to assist in progressing several of these objectives, as follows:
- OTO1 housing quality, type & mix
  - OTO2 maximise reuse of land
  - OTO5 improve appearance & quality, including green spaces & the public realm
  - OTO9 increase skills & jobs
  - OTO11 maximise potential of LCCC as visitor attraction & lead for major regeneration in area
  - OTO14 maximise provision of/access to open space
  - OTO16 reduce current deficiencies in open space & outdoor sports facilities
  - OTO19 improve sustainable transport
  - OTO25 protect & enhance character of historic assets
- 1.9 Other key Core Strategy Policies relevant to SEA are, as follows:
- L3 Regeneration & Reducing Inequalities
  - L4 Sustainable Transport & Accessibility
  - L5 Climate Change

<sup>6</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>7</sup> <https://www.trafford.gov.uk/planning/strategic-planning/local-plan/core-strategy.aspx>

<sup>8</sup> <http://www.trafford.gov.uk/planning/strategic-planning/local-plan/local-plan-consultations.aspx>

- R1 Historic Environment
- R2 Natural Environment
- R3 Green Infrastructure
- R5 Open Space, Sport & Recreation

- 1.10 The Trafford Civic Quarter Masterplan Supplementary Planning Guidance (CQM SPD) builds on the adopted plans and seeks to provide further policy and guidance to assist the coordinated and comprehensive development and regeneration of this area. The CQM SPD is one element of Trafford Borough's ongoing objectives for Old Trafford and Stretford. It builds on the work carried out to inform the Refreshed Stretford Masterplan (adopted January 2018)<sup>9</sup> that provides the strategic framework for the delivery of opportunities for the Town Centre and wider Stretford area, and the wider Borough.
- 1.11 Trafford Council is preparing a new Local Plan – once adopted, this will replace the Core Strategy (2012) and the revised UDP (2006). The new plan will be subject to SA/SEA during its preparation and an integrated approach is proposed. The Integrated/Sustainability Appraisal Scoping Report (June 2018)<sup>10</sup> accompanied the Issues Paper for the new Local Plan consultation during July to September 2018 – and in accordance with the statutory requirement for SEA scoping. The scoping report included the baseline information, identification of issues, and the proposed framework of SA objectives that will form the basis for investigating the emerging TLP.
- 1.12 The wider regeneration context is provided by the Greater Manchester Strategy<sup>11</sup> (October 2017) prepared by the ten Greater Manchester Councils, including Trafford, and others. This plan explains the ambitions for the future of the city-region; it covers health, well-being, work and jobs, housing transport, skills, training and economic growth.
- 1.13 At each stage of plan preparation and consultation, an accompanying SA/SEA is also published; comments received are taken into account and considered at the next stage of plan-making and assessment. The Adopted Plan was subject to SA/SEA during its preparation. The stages of the new Trafford Local Plan preparation and accompanying SA/SEA reports, so far, together with formal and public consultation periods, are summarised in the following table:

**Table 1.1: Chronology of New Local Plan Preparation, Accompanying SA/SEA & Consultation**

Trafford Local Plan Document Consultation	SA/SEA Document Consultation
Local Plan Issues Paper (July 2018)	Integrated Assessment (including SA, SEA) Scoping Report (June 2018)

<sup>9</sup> <http://www.trafford.gov.uk/residents/community/partnerships-and-communities/consultations/stretford-masterplan/The-Refreshed-Stretford-Masterplan.aspx>

<sup>10</sup> <http://www.trafford.gov.uk/planning/strategic-planning/local-plan/local-plan-consultations.aspx>

<sup>11</sup> <https://www.greatermanchester-ca.gov.uk/ourpeopleourplace>

Regulation 18 consultation July-August 2018	Statutory & public consultation July-August 2018
Draft Local Plan including proposed Site Allocations	Integrated Assessment Report
Regulation 19 consultation Date to be confirmed	Regulation 19 consultation Date to be confirmed

- 1.14 The original vision and strategic objectives for the CQM area is established in adopted Policy SL3 LCCC Quarter – and this was subject to SA/SEA at the time of preparation of the Core Strategy. The SA/SEA of the new Local Plan is at an early stage having recently completed the statutory consultation for scoping with the environmental bodies. Comments received will be taken into account in the preparation of the final SA/Integrated Assessment Scoping Report and this will be published on the Council's website.

### **The Trafford Civic Quarter Masterplan (CQM) SPD**

- 1.15 The Council is preparing the Civic Quarter Masterplan<sup>12</sup> document as a SPD to guide development within, and which affects the character and setting of, the Civic Quarter. The CQM area comprises approximately 120 acres at the heart of Trafford and including the Trafford Town Hall and the international sporting venue Lancashire Cricket Club. The Council has identified the Civic Quarter as pivotal in the regeneration of the surrounding area, in particular the regeneration of Stretford and Old Trafford.
- 1.16 The Council is seeking to consult on the draft CQM SPD during November-December 2018 and, after consideration of representations, the SPD will be considered for adoption by the Council's Executive – anticipated in February 2019. As a SPD, the final adopted document will constitute a material planning consideration to assist in determining planning applications.
- 1.17 The SPD is being prepared by GVA HOW Planning, Feilden Clegg Bradley Studios, p.ie, Curtins and Purcell on behalf of, and in partnership with, Trafford Borough Council, Bruntwood, and Lancashire Cricket Club. The location of the Civic Quarter Masterplan area is shown in the figure as follows:

<sup>12</sup> <http://www.trafford.gov.uk/residents/community/partnerships-and-communities/Civic-Quarter/Trafford-Civic-Quarter-Masterplan.aspx>

**Figure 1.2: Location of the Trafford Civic Quarter Masterplan Area Aerial View<sup>13</sup>**



1.18 The draft SPD sets out:

- the strategic and regenerative context
- explains the issues and opportunities for the area
- provides the development framework with SPD Policies, Key Themes, and the Spatial Development Framework
- design principles and guidance
- information on the historical development and transport in the area is provided in an Appendix

1.19 The SPD will guide the future development of the Trafford CQM area over the next 15-20 years. When adopted, the SPD will provide a set of development principles, policies, and design guidance against which future planning applications, investment decisions, and development options can be determined.

---

<sup>13</sup> Draft Trafford Civic Quarter Masterplan SPD (October 2018)

- 1.20 The Civic Quarter area extends to about 120 acres located in the north-east of the Borough area, close to the Regional Centre. The masterplan will link the current assets including Trafford Town Hall, Old Trafford, Trafford College, White City Retail Park, and Stretford Sports Village. The area can be divided into four key distinct characters:
- Town Hall Quarter bounded by Chester Road and Talbot Road comprising the main civic buildings for the Borough
  - Leisure Quarter largely comprising the Lancashire County Cricket Club (LCCC) ground with associated uses
  - Campus Quarter including the former Kellogg's building and surrounding land offers significant development opportunities
  - Commercial Quarter largely comprising the White City Retail Park and various office buildings
- 1.21 The area has a rich history in culture, events, health and wellbeing, for example, the Retail Park was once a Royal Botanical Gardens that played a key role in two national exhibitions. The area is surrounded by a number of established parks, green spaces and allotments, including pathways/cycle routes that link with the wider area.
- 1.22 The draft CQM SPD has been prepared collaboratively by Trafford Borough Council and its partners, building upon information and responses through wide initial consultation with local residents and key stakeholders.
- 1.23 The draft CQM SPD Policies are as follows:
- CQM1 Spatial Development Framework
  - CQM2 Achieving High Quality Design and Protecting Heritage Assets
  - CQM3 Public Realm Principles
  - CQM4 Movement and Car Parking Strategy
  - CQM5 Housing
  - CQM6 Commercial and Other Uses
- 1.24 The Key Themes are Heritage; Legacy; Procession; Wellbeing; Destination; The Quarters; Creating Value; Engagement; Connections; and Identity. The principles underpinning the vision for the area have been physically expressed through the Spatial Development Framework that aims to ensure the area's sustainable regeneration and includes key elements, as follows:
- A Wellbeing Route – along Talbot Road with enhanced green infrastructure and a sustainable transport route linking Stretford and Manchester centres
  - A Processional Route – linking two world-class sporting venues of LCC and Manchester United
  - A New Civic Square – an everyday destination and a celebratory space for match and event days

- 1.25 Sustainable modes of movement are encouraged. The existing surface carparking is removed, offering opportunities for more attractive places. The existing identities and uses of the four quarters are enhanced, indicating visions for each quarter, and summarised as follows:
- Civic Quarter – to create a real civic centre for Trafford
  - Leisure Quarter – to create a unique combination of indoor and outdoor sports provision
  - Campus Quarter – to provide a new neighbourhood including the higher education campus for UA92, set to open in 2019; also, opportunities for residential, leisure and commercial uses
  - Commercial Quarter – to provide opportunities for commercial uses
- 1.26 Design Principles are provided for each Quarter and seek to deliver the Visions. A Public Realm Framework is set out including the Wellbeing and Processional Routes with indicative opportunities for enhancement. Movement with indicative opportunities to improve cycle and walking routes is set out with indications for traffic re-routing and a parking strategy.

### **SEA Screening & Scoping**

- 1.27 There is no requirement for SPDs to be subject to SA, but they may, in exceptional circumstances, require an SEA if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Before deciding whether significant environmental effects are likely, the local planning authority should take into account the criteria specified in schedule 1 of the SEA Regulations and consult with the consultation bodies (in England – Environment Agency, Historic England and Natural England).
- 1.28 As the new Local Plan is still at an early stage of preparation, the Borough Council undertook an SEA screening assessment<sup>14</sup> for the Trafford Civic Quarter Masterplan (CQM) SPD. This was carried out by SA/SEA specialists Enfusion Ltd for GVA HOW Planning on behalf of the Council. The SEA screening concluded the following:
- The characteristics of the plan do set a framework for projects and other activities; and it is relevant for integrating environmental consideration to promote sustainable development. The SPD does seek to build upon the established regeneration aspirations for the 100 acres – grounded in Policy SL3 of the adopted Core Strategy which was subject to SA/SEA. However, the scale and form of development put forward by the CQM SPD is much greater (at approximately 120 acres) than that envisaged during the preparation of the Core Strategy, and at a higher density.
  - The SPD is not relevant as a plan for implementing Community legislation as this is undertaken by the higher-level plan – the Trafford

---

<sup>14</sup> Enfusion for How Planning on behalf of Liverpool City Council (October 2017) Ten Streets SPD SEA Screening Report



Core Strategy; the plan does not influence other plans in the development planning hierarchy – but it does influence project level assessments and activities.

- The SPD is likely to have significant effects on human health, material assets, cultural heritage, and landscape/townscape. Therefore, an SEA is required due to the spatial extent of the likely effects and the value and vulnerability of the area affected.

1.29 The SEA screening decision considered that the Trafford Civic Quarter Masterplan (proposed Supplementary Planning Document) is likely to have significant environmental effects and thus does require a Strategic Environmental Assessment (SEA) for the following reasons:

1. Likely significant effects have been previously assessed through SA incorporating SEA for the adopted Core Strategy (2012) but the wider proposals when taken as a whole in the SPD have not been tested through SA.
2. Thus, there are likely significant effects on the environment that have not been previously assessed through SEA.

1.30 However, the adopted Core Strategy was subject to SA/SEA, and therefore, a pragmatic approach was proposed for the SEA of the CQM SPD. This is also in recognition of the level of plan-making and the level of assessment processes – it is not necessary to duplicate any subsequent project level Environmental Impact Assessment (EIA). The SEA Screening & Scoping Note (September 2018) also included a proposed scope and method for the SEA of the CQM SPD that takes into account the recent SA/SEA scoping work (June 2018) undertaken by the Borough Council for the emerging new Local Plan.

## Consultation

1.31 The draft CQM SPD has been prepared collaboratively between Trafford Council and its partners, building upon initial engagement with local residents and key stakeholders. The Council is seeking to consult further on the draft CQM SPD for a period of 6.5 weeks and, after consideration of any representations and approval of the final version by the Council, it is anticipated that the SPD could be adopted in February 2019.

1.32 The Trafford CQM SPD SEA Screening & Scoping Note was sent in September 2018 to the environmental bodies – Environment Agency, Historic England & Natural England – in accordance with statutory requirements for a 5 week period. The Environment Agency advised that they had no comments on the SEA screening and proposed scope of the SEA. Natural England (NE) advised that whilst SPDs are unlikely to give rise to likely significant effects on European sites, they should be considered as a plan under the Habitats Regulations. NE further advised that the SPD does not appear to relate to their interests to any significant extent and therefore, they do not wish to comment. Historic England advised that in terms of their area of interest, they concurred with the assessment that the CQM SPD will require a SEA.

- 1.33 This Environmental Report is being sent to the environmental bodies and also made available on the Council's website to accompany the draft SPD on public consultation. Any comments received on the SEA will be considered when finalising the SPD and will also be reported in the final SEA Adoption Statement that will accompany the SPD on adoption in due course.

### **This Environmental Report**

- 1.34 This SEA has been carried out in consideration of extant Government guidance<sup>15</sup>, good practice and pragmatism, taking into account proportionality - the status of the SPD within the development planning hierarchy of documents and the tiering of assessment processes. This SEA has been undertaken in accordance with requirements of the SEA Regulations.
- 1.35 Following this introductory section, the approach taken, and methods used is outlined in Section 2, including the consideration of alternatives. The environmental characterisation is outlined in Section 3. The findings of the assessment are presented and discussed in Section 4. Monitoring proposals are indicated in Section 5, together with a summary conclusion and next steps. Appendix I signposts how the requirements of the SEA Regulations have been met and in accordance with government guidance<sup>16</sup>. A Non-Technical Summary (NTS) is also provided – and in accordance with SEA Regulations requirements.

---

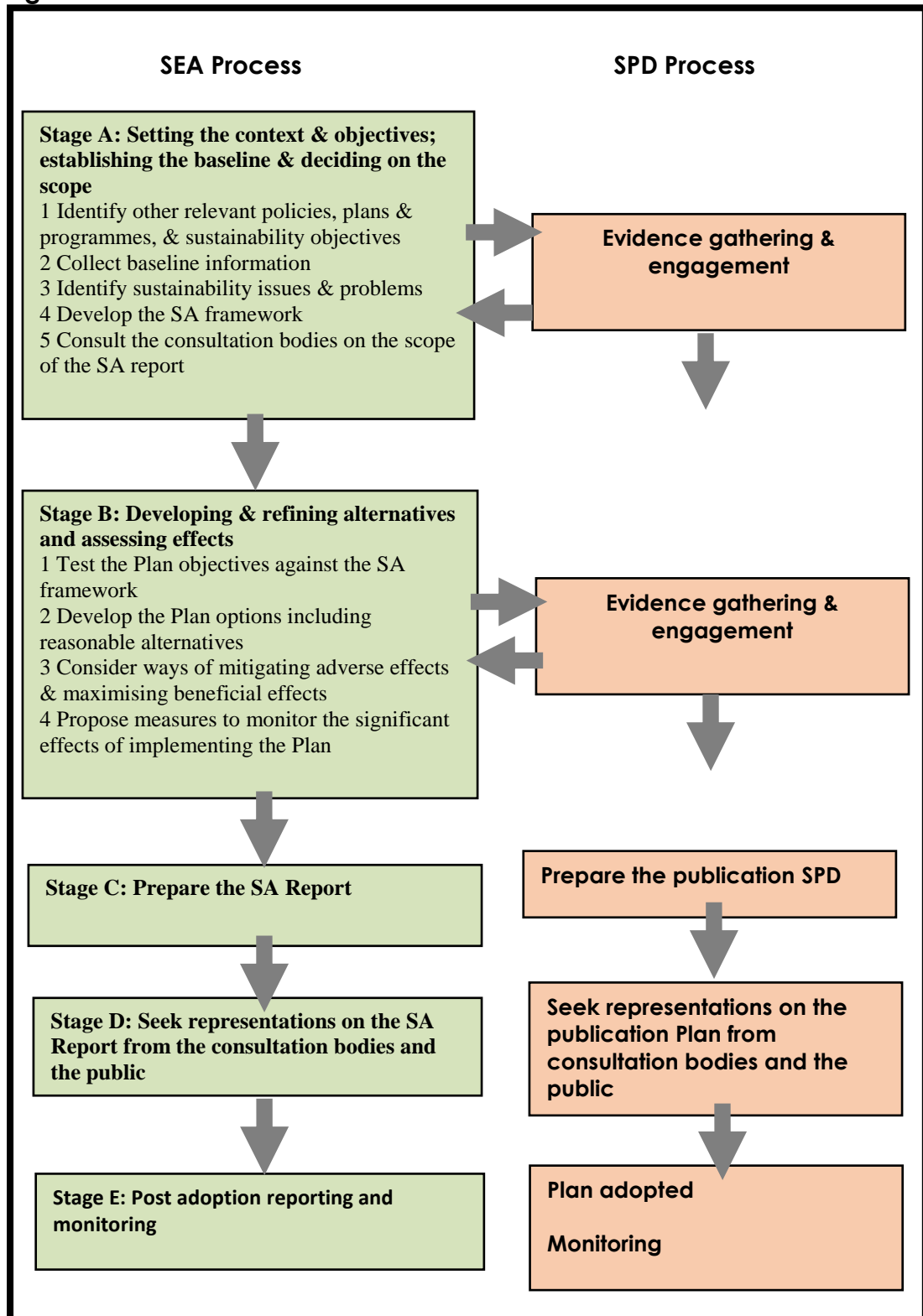
<sup>15</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

<sup>16</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/580073/Strategic\\_Environmental\\_Assessment\\_Regulations\\_requirements\\_checklist.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580073/Strategic_Environmental_Assessment_Regulations_requirements_checklist.pdf)

## 2.0 METHODS

### Introduction and the SEA Process

Figure 2.1: SEA & SPD Processes



- 2.1 National Planning Practice Guidance<sup>17</sup> sets out the key stages and tasks for the SA (incorporating SEA) process and their relationship with the Local Plan process. The above diagram sets out the SEA stages and tasks as they are applicable to the SPD preparation process, and shows how the two processes interact.
- 2.2 The first stage (A) of the SEA process must identify the scope and level of detail of the information to be included in the Environmental Report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental issues and objectives. Stage B of the SEA process comprises the assessment of effects, including of any reasonable alternatives to the proposals in the draft plan; ways of mitigating adverse effects and maximising beneficial effects are considered, and monitoring measures proposed. Stage C of the SEA process includes the preparation of the Environmental Report that must include certain information. Stage D considers representations made on the Environmental Report from the consultation bodies and the public. After examination and adoption of the plan, SEA Stage E includes the preparation of the post-adoption statement and considers monitoring.
- 2.3 Consultation on the proposed scope of the SEA is required with the statutory bodies; wider public consultation is required for the draft SPD and accompanying Environmental Report. It is important to note that SEA is an iterative and on-going process. Government advises a pragmatic approach to SA/SEA for plan-making and suggests that the evidence base can be used for both processes. This Environmental Report (October 2018) is Stage C in the SEA process.

### **Scoping & the SEA Framework**

- 2.4 The Integrated Assessment (including SA/SEA) Scoping Report<sup>18</sup> for the new Local Plan was published for statutory and public consultation in July 2018. Comments received are being taken into account and this then completes Stage A of the SA/SEA process, setting the scope for the assessment of Local Plan documents, including a SA/SEA Framework of Objectives and significance criteria that form the basis for assessment against the baseline conditions and character of the area.
- 2.5 The SEA of the draft SPD used the Integrated Assessment Framework of Objectives (Section 7 IA Report, June 2018) that will be applied to the emerging Local Plan documents. The SEA Framework of Objectives for the SPD considers only those IA/SA Objectives that are relevant to an SEA and for environmental topics as listed in Schedule 2 (6) Regulation 12(3) of the SEA Regulations; the SEA Framework is set out below in Table 2.1:

---

<sup>17</sup> [www.planningguidance.communities.gov.uk](http://www.planningguidance.communities.gov.uk)

<sup>18</sup> <https://www.trafford.gov.uk/planning/strategic-planning/local-plan/local-plan-consultations.aspx>

**Table 2.1: SEA Framework<sup>19</sup>**

<b>No. SEA Objective</b>	<b>Assessment Criteria Will the SPD...</b>
1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity	<p>Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?</p> <p>Support a reduction in the disparity of housing quality across the borough?</p> <p>Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?</p> <p>Support improvements in the energy efficiency and resilience of the housing stock?</p> <p>Ensure the number of houses meets that of demand by increasing access to affordable housing in line with growth and income?</p>
2. Promote equality of opportunity and reduce levels of deprivation and disparity	<p>Ensure equality of opportunity and equal access to facilities / infrastructure for all?</p> <p>Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010?</p> <p>Ensure that the needs of different Places in the borough are equally addressed?</p> <p>Reduce the proportion of people living in deprivation?</p> <p>Support reductions in poverty (including child and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation?</p> <p>Foster good relations between different people?</p>
3. Support improved health and wellbeing of the population and reduce health inequalities	<p>Support healthier lifestyles and improvements in determinants of health?</p> <p>Reduce health inequalities within Trafford and with the rest of England?</p> <p>Promote and improve social infrastructure and access to community services and facilities?</p>
4. Ensure sustainable economic growth and job creation	<p>Recognise the increasing importance of tourism to the economy and increasing demand for tourist facilities?</p> <p>Support education and training to provide a suitable labour force for future growth?</p> <p>Increase the vitality and viability of Trafford's town centres</p> <p>Meet the needs for retail, leisure, offices and other main town centre uses by allocating a range of suitable sites for main town centre uses?</p> <p>Promote the 'evening economy' within town centres and identify appropriate sites and opportunities?</p> <p>Support the increasing importance of culture and leisure uses within the town centres?</p> <p>Provide sufficient employment land in locations that are well-connected and well-served by infrastructure?</p> <p>Ensure and maintain a sufficient labour force (in terms of volume and skills)?</p> <p>Improve the qualification and skill base of residents in order to meet employers' needs?</p> <p>Allocate high quality and attractive sites for office, industrial</p>

<sup>19</sup> From Capita for Trafford Borough Council (June 2018) Integrated Assessment Scoping Report

	<p>and warehousing uses to mirror its strengths in financial business, professional services, manufacturing and digital? Retain and consolidate suitable existing employment sites and areas where there is a reasonable prospect of these continuing to be used for employment purposes? Focus employment uses in allocated employment land, such as at Trafford Park? Set out criteria that development for non-employment uses on employment sites have to meet? Set out the target of level of employment land in Trafford and phasing in accordance with GMSF? Allocate suitable sites of employment land. (In addition to any strategic allocations coming through the GMSF)? Identify whether there is a need for additional culture and tourism facilities in the borough?</p>
5.Ensure that there is a sufficient coverage and capacity of sustainable transport and utilities to support growth and development	<p>Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development? Reduce the need to travel and promote efficient patterns of movement? Promote a safe and sustainable public transport network that reduces reliance on private motor vehicles? Champion the use of sustainable modes of transport by all throughout the borough? Ensure infrastructure development, the business community and public transport networks are sufficiently connected, to reduce the need to travel by car? Link to the objectives of the 2040 Transport Strategy and consider how new development can contribute to increasing capacity and supporting new infrastructure for Train routes and the Metrolink? Improve transport connectivity, particularly to alleviate issues from travelling east to west across the Borough? Ensure that utilities / digital infrastructure can support and enable the anticipated scale and spatial distribution of development?</p>
6.Improve the accessibility of the borough by equitable means to community facilities, services and other needs	<p>Improve the availability of opportunities to residents and others to walk, cycle and use public transport to meet their needs? Ensure people are adequately served by healthcare and other key facilities, regardless of socio-economic status? Ensure people obtain equitable access to affordable high-quality food shopping, and other fundamental needs such as chemists? Ensure sufficient access to educational facilities for all children? Promote access to, and provision of, appropriate community social infrastructure including playgrounds and sports facilities?</p>
7.Conserve and enhance landscape, townscape and the character of the borough	<p>Protect landscape character and improve the quality of open spaces and the public realm? Conserve and enhance townscape character, and the aesthetic quality of the built environment? Respect, maintain and strengthen local character and distinctiveness?</p>
8.Conserve and	Conserve and enhance the historic environment, heritage

enhance the historic environment	assets and their setting?
9.Improve air quality	Improve air quality within the borough, particularly in Air Quality Management Areas (AQMAs)?
10. Conserve and protect land and soils, whilst reducing land contamination	Support the development of previously developed land and other sustainable locations? Conserve and protect geodiversity? Protect the best and most versatile agricultural land / soil resources from inappropriate development? Encourage the redevelopment of derelict land, properties, buildings and infrastructure, returning them to appropriate uses? Support reductions in land contamination through the remediation and reuse of previously developed land?
11.Protect and improve the quality and availability of water resources	Encourage compliance with the Water Framework Directive? Promote management practices that will protect water features from pollution and, where possible, create a net benefit by improving water quality? Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?
12.Conserve and enhance biodiversity and promote nature conservation	Provide opportunities to enhance new and existing wildlife and geological sites? Avoid damage to, or destruction of, designated wildlife sites, habitats and species and protected and unique geological features? Support and enhance existing multifunctional green infrastructure and / or contribute towards the creation of new multifunctional green infrastructure? Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?
13.Promote sustainable consumption of resources and support implementation of the waste hierarchy	Support the sustainable use of physical resources? Promote movement up the waste hierarchy? Promote reduced waste generation rates?
14.Reduce per capita greenhouse gas emissions	Encourage the growth of the low carbon goods and services sector will contribute to emissions reductions, create employment opportunities and economic growth Improve the energy efficiency of buildings and encouraging low carbon and decentralised forms of energy generation will be key to reducing greenhouse gas emissions? Encourage reduction in energy use and increased energy efficiency? Encourage the development of low carbon and renewable energy facilities, including as part of conventional developments? Promote a proactive reduction in direct and indirect greenhouse gas emissions emitted across GM?
15.Reduce the consequence of flooding	Restrict the development of property in areas of flood risk'? Ensure adequate measures are in place to manage existing flood risk? Ensure that development does not increase flood risk due to

	increased run-off rates? Ensure development is appropriately future proof to accommodate future levels of flood risk including from climate change?
16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change	Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the borough, besides climate change (e.g. temperature extremes, high winds)?

2.6 The SEA Regulations (12 (3)) require consideration of the objectives of other relevant Plans and Programmes (PP) during the SA/SEA scoping stage. A Review of Policies, Plans and Programmes was undertaken for the Integrated Assessment Scoping stage (June 2018) and set out in Appendix B. Overall, the other plans/programmes objectives as considered in that Scoping Report are relevant to the SEA of the SPD.

2.7 The SEA Regulations also require that the likely significant effects on the relevant aspects of the environment should be assessed and reported. The characteristics of the plan area should be described, including the likely evolution without the plan. Government advises a pragmatic approach to the collation, analysis and reporting of this baseline information - and much of it is shared between the plan-making and SA/SEA processes. The baseline characteristics were identified and discussed in the Integrated Assessment Scoping (Section 5 & Appendix C, June 2018). Issues for sustainable development were identified and contributed to the preparation of the Integrated Assessment Framework of Objectives.

### **Assessing the Trafford Civic Quarter Masterplan SPD**

2.8 As explained above, this SEA is part of an assessment tier that correlates with the hierarchy of plan-making and, in line with Government guidance, is proportionate to the stage of plan-making and assessment. It should also be remembered that at subsequent levels of plan-making, there are the Environmental Impact Assessment (EIA) Regulations (2017) that require assessment of development proposals above certain thresholds. The SPD must be in conformity with the higher-level development planning documents (that have been subject to detailed SA/SEA).

2.9 However, it is also important that plan-making and the SEA process are prepared with up-to-date and sound evidence. Therefore, the same SEA Framework was used to structure the assessment of the SPD as will be used to assess the emerging elements of the new Local Plan. The assessment used the Integrated Assessment baseline information (Section 5 and Appendix C, June 2018), any relevant new Local Plan evidence, other sources such as Defra Magic Maps, and the evidence supporting the SPD. This formed the basis for testing the draft SPD against the SEA Objectives, together with professional judgment. Thus, the SEA can demonstrate conformity with the higher-level



SA/SEA of the emerging Integrated Assessment and is also founded on uptodate baseline information and plans & programmes (PP) review.

- 2.10 In compliance with the SEA Regulations, the assessment considered the likely significant effects, including short, medium and long term, permanent, and temporary, positive and negative, secondary, cumulative and synergistic, wherever possible and relevant. Any gaps or difficulties were also reported. The assessment recognised six levels of significance and as shown in the following diagram:

**Table 2.2: Categories of Significance**

Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

- 2.11 The SEA considered the likely significant effects of the implementation of the CQM SPD on the sustainability objectives for the Trafford development planning area. Relevant SEA Objectives were grouped by themes so that the assessment could focus on the key aspects. Many of the issues and aspects of the draft SPD are inter-related and the assessment sought to focus on the key matters, avoid duplication, and retain the readability of the report. For each environmental theme, the relevant SEA Objectives are recorded and a narrative provided describing any significant effects identified, the potential for mitigation of any significant adverse effects, and any suggestions for enhancing beneficial effects.

### Consideration of Alternatives

- 2.12 The EU SEA Directive requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives” taking into account “the objectives and geographical scope” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance<sup>20</sup> advises that it should be taken to mean “realistic and relevant” i.e. deliverable and within the timescale of the plan. This is confirmed by the

<sup>20</sup> <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

NPPF (paragraph 31) that requires evidence in plan-making to be adequate and proportionate.

- 2.13 The Trafford CQM SPD is limited in its geographical scope (the Civic Quarter area and adjoining areas in the Borough of Trafford) and its sphere of influence aligned with its purpose - to provide developers, their agents and design teams with a framework of advice that will support compliance with requirements for regeneration development in the CQM area. At this stage, no other reasonable alternatives were identified. In accordance with the SEA Regulations, the assessment did consider the implications of the do-nothing scenario if there was no CQM SPD – and this is reported in the following Section 3 that discusses the baseline characterisation for the area.
- 2.14 In consideration of the purpose, objectives and sphere of influence of the SPD and its place in the local plan and SA/SEA hierarchies, there were no other reasonable alternatives possible that required testing through the SEA process at this stage.

## 3.0 ENVIRONMENTAL CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

### Introduction

- 3.1 The SEA Regulations suggest a number of environmental factors that may be considered with regard to assessment of likely significant effects (Regulation 12(3) Schedule 2 Information for Environmental Reports). This Schedule also suggests that the inter-relationships between such factors or issues should be considered and reported. As many environmental factors are inter-related, the environmental characteristics are summarised for this Environmental Report within Themes that also correlate with the Integrated Assessment (SA/SEA) Framework proposed through recent scoping for appraising the emerging new Local Plan. The baseline conditions relevant to the Trafford CQM SPD for each theme are described and the likely evolution without the development planning documents including the SPD are outlined. In accordance with the SEA Regulations, the key environmental issues, problems and opportunities are also outlined.

### Biodiversity & Green Infrastructure

- 3.2 Trafford forms part of the Greater Manchester conurbation and it has been heavily influenced by human activities, owing to the prominence of the city in the industrial revolution and limited availability of natural ecological space<sup>21</sup>. There are no international (SAC, SPA or Ramsar) designations<sup>22</sup> within the Trafford Borough area. The nearest designated sites are the Manchester Mosses SAC (over 10km to the west of the CQM area), the Rixton Clay Pits SAC (over 13km to the south-west of the CQM area), the Rochdale Canal SAC (over 10km to the north-east of the CQM area), and the Peak District Moors SPA (over 25km to the east). There are no internationally, nationally or locally designated biodiversity sites within the CQM area, and no Priority Habitats present<sup>23</sup>.
- 3.3 There are four nationally important sites within the Trafford Borough area – two are Special Sites of Scientific Interest (SSSIs) located within the rural communities' area. The CQM area is outside the nearest SSSI Impact Zone located to the south-west. The other two statutory biodiversity designations in the Borough are Local Nature Reserves (LNRs; the nearest is the Trafford Ecology Park over 2km to the north-west<sup>24</sup>. There is some Priority Habitat for deciduous woodland along the Metrolink over 250m to the south-east of the CQM area.
- 3.3 The whole of Trafford Borough area is within the non-statutory Red Rose Community Forest<sup>25</sup>. The Council has designated 47 Sites of Biological

---

<sup>21</sup> Integrated Assessment Scoping Report (June 2018)

<sup>22</sup> Please see also the Habitats Regulations Assessment Report (November 2013)

<https://www.trafford.gov.uk/planning/strategic-planning/docs/lap-habitat-regulations-assessment-jan-2014.pdf>

<sup>23</sup> Defra Magic Map- Accessed Online (October 2018)

<sup>24</sup> Ibid

<sup>25</sup> Ibid

Importance (SBIs non-statutory but offering some protection to locally important biodiversity) within the Borough<sup>26</sup>. The CQM land currently is a built environment with limited open space and no locally designated biodiversity. The Integrated Assessment Scoping Report (Appendix A, June 2018) for the new Local Plan recognises that open/green space and biodiversity is not clustered and tends to be mostly in the rural or less-developed areas to the south and west of the Borough. It further indicates that there is a key issue to improve the biodiversity resource, particularly within the Trafford Rural Communities. There is also a key issue listed to improve and increase levels of open space in Old Trafford. There are locally important green spaces around the CQM area and this is discussed in the following section relating to human health and wellbeing.

- 3.4 Without the NPPF, Local Plan and the CQM SPD, the loss and fragmentation of habitats and open/green spaces is likely to continue with likely major negative effects in the longer term on biodiversity, ecosystem functioning, and human health.

### **Communities; Accessibility; Human Health**

- 3.5 Trafford is forecasted to remain as the borough of Greater Manchester with the third-highest rate of population growth and number of households 2016 – 2041, behind Salford and Manchester<sup>27</sup>. The population of Trafford is heavily concentrated along the route of the A56 with the largest population centres at Old Trafford, Stretford, Sale and Altrincham. The Borough population is predicted to age between 2014-2037 with the dependency rate increasing from around 59% to over 69%; there are fewer older people in Old Trafford<sup>28</sup>. The majority of the Trafford population is white. There are deprived urban areas to the north of the Borough, including Old Trafford.
- 3.6 Trafford has a relatively high rate of home ownership with lower rates of owner-occupation in the more deprived areas, including Old Trafford. House prices are the highest in the Greater Manchester area with a general trend of increasing prices towards the south of the borough away from the urban core of GM. Affordable housing is a major concern in Trafford<sup>29</sup>.
- 3.7 The Greater Manchester area is well supplied by rail and bus services and links to the transport network; as a city, it is also well-placed to promote more sustainable transport modes including walking and cycling. Traffic in Trafford has remained high compared to the GM area as a whole. Congestion is a key issue on the A56 corridor. The A56 Chester Road, along the northern boundary of the CQM area, is a strategic link to key employment areas including Manchester City Centre. Within Trafford, residents who do not have access to private vehicles are clustered in the areas of higher deprivation, including Old Trafford. Rail and Metrolink traffic has increased since 1991 but use of buses has decreased since 1997. Highest proportions of bus usage

---

<sup>26</sup>Integrated Assessment Scoping Report (June 2018)

<sup>27</sup> Integrated Assessment Scoping Report (June 2018)

<sup>28</sup> ibid

<sup>29</sup> ibid

reported in the north of the borough, including Old Trafford. The rate of commuting by cycle is low across the Trafford area<sup>30</sup>.

- 3.8 The CQM site is surrounded by a number of established parks, green spaces and allotment gardens<sup>31</sup>. There are designated cycle routes (including National Cycle Route Nos 55 & 82)<sup>32</sup> criss-crossing the site and local area, connecting it to the wider surroundings and including the green spaces. The Integrated Assessment Scoping Report identified high density areas, such as Old Trafford, to have limited access to greenspace. There are no Public Rights of Way designations within Old Trafford. The studies for the SPD identified strong opportunities for enhancing these routes and improving sustainable accessibility between Stretford Town Centre, UA92, and Manchester City Centre.
- 3.9 The Trafford employment profile includes high skills and better economic prospects, together with an increase in the number of working-age people who are economically active. Although there are areas of deprivation, including Old Trafford, the rate is well below the average in England. Nonetheless, the Council has identified Old Trafford as a Priority Regeneration Area. The general health of Trafford residents is better than their equivalents in the wider GM area; poor health is noted generally in the neighbourhoods with highest economic deprivation, including Old Trafford<sup>33</sup>.
- 3.10 Without the NPPF, Local Plan and the CQM SPD, there will be no support for coordinated encouragement and support for the creation of sustainable communities, including infrastructure, housing, and provision of services and facilities. Without the Plan and SPD, there will be no management or planning for location of employment development in the right place and the right time, nor adequate protection of employment land from other uses; there will be no coordinated planning for sustainable transport modes.

## Water

- 3.11 The area is not within or near any drinking water protected or safeguarded zones<sup>34</sup>. There are no surfacewater bodies or rivers/streams in or through the SPD area. The SPD area is entirely within Flood Zone 1, which means there is a low probability of flooding<sup>35</sup>. Without the NPPF, Local Plan and SPD, there will be no direction or management of development in order to help promote sustainable water management.

## Air & Climatic Factors

- 3.12 Trafford is within the Greater Manchester Air Quality Management Area (AQMA)<sup>36</sup> designated due to the levels of nitrogen dioxide and other transport pollutants that exceed European targets. The focus of the GM AQ

---

<sup>30</sup> *ibid*

<sup>31</sup> Civic Quarter Masterplan SPD (Draft October 2017)

<sup>32</sup> <https://www.sustrans.org.uk/ncn/map>

<sup>33</sup> Integrated Assessment Scoping Report (June 2018)

<sup>34</sup> <https://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2018]

<sup>35</sup> Environment Agency <https://flood-map-for-planning.service.gov.uk/> [accessed October 2018]

<sup>36</sup> [https://uk-air.defra.gov.uk/aqma/details?aqma\\_ref=36#858](https://uk-air.defra.gov.uk/aqma/details?aqma_ref=36#858)

Action Plan is to reduce the contribution of such emissions, including carbon, particularly from car use and by encouraging renewable energy measures. Without the NPPF, Local Plan and SPD there would be no development management to encourage and support sustainable transport to help reduce emissions to air and contribute to climate change mitigation.

### **Cultural Heritage**

- 3.13 There is one nationally designated Scheduled Monument<sup>37</sup> in the Borough at the Watch Hill motte and bailey castle, beyond the CQM SPD area. There are 21 designated Conservation Areas<sup>38</sup> throughout the Trafford Borough area, reflecting the diversity of building styles and environments, but none within Old Trafford and the CQM SPD site area. There are numerous Listed Buildings, including two within the CQM site area – the Grade II Listed Trafford Town Hall and the Grade II Listed Entrance Portal and Lodges to former White City Greyhound Track.
- 3.14 The Old Trafford and CQM area has a rich history in culture, events and health/wellbeing<sup>39</sup>. The site of the current White City Retail Park was once a Royal Botanical Gardens set up in 1829 for the recreation of the people of Manchester. At the eastern boundary of the CQM site area, there is historical interest either side of the Talbot Road. The Old Trafford Bowling Green and clubhouse remains – an inspiring legacy of the area's many cricket, tennis and racing fields.
- 3.15 Without the NPPF, Local Plan and the CQM SPD, there will be no direction or management of development to ensure that important cultural heritage assets are protected and enhanced within the spatial framework area.

### **Landscape & Urban Quality**

- 3.16 There are no nationally designated areas in the Trafford Borough, and Old Trafford and the CQM SPD area is characterised by the National Character Area (NCA) of the Manchester Conurbation and Mersey, encompassing a complex mix of extensive industrial and urban areas, with high-quality farmland in-between. The CQM SPD area is within the urban built environment, comprising the main civic buildings for the Borough, residential and leisure areas, former commercial uses, and retail and office – including vacant and disused buildings and sites.
- 3.17 Without the NPPF, Local Plan and the SPD, there will be no direction or management of development and no coordinated approach to regeneration and re-use/redevelopment of disused buildings such that the landscape and urban quality of the area would not be improved.

---

<sup>37</sup> <https://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2018]

<sup>38</sup> <http://www.trafford.gov.uk/planning/planning-for-householders/conservation-areas-in-trafford.aspx>

<sup>39</sup> Please see Appendix 7.1 of the Draft CQM SPD for details of the historical development

## Material Assets & Natural Resources: Land/Soil, Waste

- 3.18 The SPD area is entirely previously developed land, with no natural resources (such as woodland or agricultural land) present. The SPD site is not within any of the mineral safeguarding areas for sand and gravel<sup>40</sup>. The disposal of most waste in Trafford is currently controlled by the GM Waste Disposal Authority and much of the waste arising is disposed of outside the Borough area. Without the NPPF, Local Plan and SPD, there will be no direction or management of development and no coordinated approach to regeneration of previously developed land, energy and waste resources<sup>41</sup> in the area.

## Key Environmental Issues, Problems & Opportunities

- 3.19 The key environmental issues identified through the Integrated Assessment scoping process (Table 6.1, June 2018) for the appraisal of the emerging Local Plan are relevant and valid for the SEA of the CQM SPD. The area-specific issues identified from the baseline characterisation and relevant plan objectives are summarised below; it may be noted that issues and problems often present opportunities through regeneration proposals:

- Protection and enhancement of biodiversity
- Population growth, and higher densities in Old Trafford
- Ageing population with risks for employment, connectivity and infrastructure provision
- Unemployment centred on Old Trafford (and other areas)
- A lack of affordable housing to meet local needs
- Need for sufficient employment land
- Increased need for young and elderly peoples' services and facilities
- Encourage more sustainable transport and reduce need to travel
- Improve connectivity – housing, employment, centres, and green/open spaces
- Address risks from climate change
- Conserve, enhance and protect the historic environment
- Protect the character of the Borough's areas

---

<sup>40</sup> Integrated Assessment Scoping Report (June 2018)

<sup>41</sup> Waste is dealt with by the Greater Manchester Joint Waste Development Plan Document (2012)

## 4.0 SEA FINDINGS

### Introduction

- 4.1 The adopted Trafford Core Strategy (January 2012) was subject to iterative SA/SEA<sup>42</sup> throughout its development from 2007 to 2011. This included the development of the Strategic Objectives to deliver the Vision and the development of the strategic locations for change that eventually culminated in the adopted Policy SL3 Lancashire County Cricket Club (LCC) Quarter – one of 5 Strategic Locations in the Plan. The SA found neutral or positive effects overall; there were no significant residual negative effects identified.
- 4.2 The details of the proposals for the LCCC Quarter Policy SL3 were developed further through the development of the draft Trafford Site Allocations Plan (2014) with draft Policies LNA1-2. This draft Plan was subject to full SA/SEA and formal consultation during February to March 2014. However, on 25 March 2015 the Council decided to delay the production of the Land Allocations Plan until the Greater Manchester Spatial Framework is further advanced<sup>43</sup>.
- 4.3 Thus the development of the adopted Trafford Core Strategy and draft Land Allocations Plan have both been informed by SA/SEA. This included the strategic locational area of the LCCC Quarter as Policy SL3. However, since that time the Stretford Masterplan has been revised and the scale and form of development proposed by the CQM SPD is greater than that envisaged in the preparation of the Core Strategy. Therefore, the draft CQM SPD has been subject to SEA and utilising the SA/SEA Framework proposed to be used for the new Local Plan – thus ensuring that the assessment process is maintained up to date.
- 4.4 The Trafford Core Strategy and Land Allocations Plan were also tested through Habitats Regulations Assessment (HRA) in accordance with the requirements of the HRA Regulations. The HRA Report<sup>44</sup> (November 2013) concluded that the Local Plan would not lead to likely significant effects on the identified European designated sites – the Plan will provide sufficient policy protection to ensure no adverse effects on the integrity, even when considered in combination with other projects and plans. However, recommendations were made to continue to assess the implications of atmospheric pollution from road vehicles and increased recreational pressures on the Manchester Mosses SAC, particularly in-combination with other plans and projects.
- 4.5 The Integrated Assessment Scoping Report notes that HRA will be undertaken of the new Local Plan. Initial studies<sup>45</sup> have been undertaken for the GMSF

---

<sup>42</sup> <https://www.trafford.gov.uk/planning/strategic-planning/local-plan/sustainability-appraisal.aspx>

<sup>43</sup> <http://www.trafford.gov.uk/planning/strategic-planning/local-plan/trafford-local-plan-land-allocations.aspx>

<sup>44</sup> <http://www.trafford.gov.uk/planning/strategic-planning/docs/lap-habitat-regulations-assessment-jan-2014.pdf>

<sup>45</sup> GMSF Initial HRA Report (October 2016) [https://gmsf-consult.objective.co.uk/portal/2016consultation/supp\\_docs?pointId=1477583295611](https://gmsf-consult.objective.co.uk/portal/2016consultation/supp_docs?pointId=1477583295611)



and the Manchester Mosses SAC has been screened into further assessment in due course. There are no European designated sites within the Trafford Borough boundary. It is considered that due to the scale/location of the proposed development, its distance from the designated sites, and the mitigation measures provided through the Trafford Core Strategy, and ongoing studies for the GMSF (including HRA), that there is no requirement for further HRA of the SPD at this stage. It may be noted that Natural England did not consider that the CQM SPD appeared to relate to their interests to any significant extent, as advised through the SEA screening/scoping process.

## The Spatial Development Framework & SPD Policies

4.6 The Spatial Development Framework sets out the broad development parameters for the area and it identifies four Quarters (Town Hall; Leisure; Campus; Commercial) for which further guidance is provided through relevant design principles. The key elements of the Development Framework include:

- New development zones that could be suitable for a range of uses to support the new neighbourhood
- Creation of a high quality processional route from Old Trafford to Manchester United Football Club
- A new wellbeing route along Talbot Road
- A new public leisure centre for Stretford
- A new educational campus centred on University Academy 92 (UA92) with supporting residential and commercial uses
- Enhancements around LCCC including a major new civic space at the junction of Talbot Road with Warwick Road

4.7 The SPD Policies may be summarised as follows:

**Table 4.1: SPD Policies-Summary**

SPD Policy	Summary
CQM1 Spatial Development Framework	All planning applications within the Framework area should incorporate a statement to demonstrate how they comply with the SPD. Proposals that are in conflict with the SDF or would prejudice the viability or delivery of the Development Framework will not be supported.
CQM2 Achieving High Quality Design & Protecting Heritage Assets	All proposals are required to achieve high quality design. Proposals need to reduce risk of crime; they need to deliver architecturally innovative design to raise design standards whilst ensuring that amenity standards are achieved.
CQM3 Public Realm Principles	A pedestrian and cycle friendly environment will be delivered through measures that link development sites, remove barriers, create new routes and spaces, and deliver new and enhanced connectivity between new and existing

	communities.
CQM4 Movement & Car Parking Strategy	Proposals that assist in the delivery of these principles will be supported – new or enhanced pedestrian, cycle & public transport connections; a new multi-story car park to discourage traffic from using Talbot Road; consolidation of existing surface carparking subject to certain criteria.
CQM5 Housing	Proposals must be in accordance with 6 principles covering requirements for excellent design quality, open market range of type/size, student accommodation appropriate to UA92 campus, compliance with Council's affordable housing policies, preservation of amenity of existing residents including appropriate scale, massing, design, carparking & servicing arrangements.
CQM6 Commercial & Other Uses	Certain uses are encouraged, subject to appropriate siting and compliance with national and local policies: New leisure centre for Stretford; retail; offices & commercial; cafes, bars & restaurants; hotels/aparthotel; creation of a District Heat Network & associated infrastructure; enhancement of civic functioning of the area.

4.8 The Spatial Development Framework and SPD Policies, supported by the additional information, design principles and guidance provided for each of the identified four Quarters, was subject to SEA by theme and the findings are as follows:

4.9 **Biodiversity & Green Infrastructure**

[SEA Topics: biodiversity, flora, fauna, health]

**SEA/SA Objectives:**

**12.** To conserve and enhance biodiversity and promote nature conservation

4.10 A Habitats Regulations Assessment (November 2013)<sup>46</sup> was undertaken on the Trafford Council Land Allocation Plan. This work identified the possible impact pathways that could result from the proposed site allocations that could then lead to negative likely significant effects (LSEs) on the integrity of a European site – either individually or in-combination with other projects and plans. The HRA noted that there are no internationally designated sites within the borough and identified that the Manchester Mosses SAC and the Rixton Clay Pits SAC were located within 5km of the boundary of the Borough and therefore, should be considered within the HRA. The screening process and

<sup>46</sup> <https://www.trafford.gov.uk/planning/strategic-planning/docs/lap-habitat-regulations-assessment-jan-2014.pdf>

further investigation found that the Manchester Mosses SAC has the potential to be adversely affected through potential atmospheric pollution (from transport emissions) and increased recreational pressures.

- 4.11 The HRA concluded that the Trafford Core Strategy and Land Allocations Plan would not have any adverse effects, either alone, or in-combination with other plans and projects. The HRA concluded that there were sufficient mitigating measures in place, although recommendations were made to ensure continuing appropriate mitigation, particularly for atmospheric pollution arising from transport. The Integrated Assessment Scoping Report (June 2018) included notification that a HRA would be undertaken of the new Local Plan. It is considered that the CQM SPD will not have any LSEs on European sites due to the scale of development, its distance from the designated, and the mitigation measures provided through the Trafford Core Strategy.
- 4.12 The adopted Core Strategy (2012) includes policies to protect and enhance biodiversity and green infrastructure (GI), as follows:
- CS Policy R2 Natural Environment
  - CS Policy R3 Green Infrastructure
- 4.13 These policies provide strong mitigation measures and guidance for development proposals to ensure that there are likely to be positive effects for SEA Objective No 12 Biodiversity – and these will be synergistic and cumulative in the longer-term. Policy R2 should help to enable net gains in biodiversity overall through seeking enhancements, as well as protection. This Policy lists assets of national, regional and local importance, including the wider ecological resource through Greater Manchester. It requires an appropriate ecological assessment report to accompany proposals; and specifically requires protection of the natural environment during the construction phase.
- 4.14 Policy R3 clearly recognises the multifunctionality of green infrastructure (GI) and specifies requirements for an integrated and high-quality GI. Each element of GI is addressed in a separate criterion, clearly indicating requirements for biodiversity and including support such as through green roofs, green walls and tree planting. Importantly, the policy requires improvement for cross-boundary connectivity and accessibility – with positive effects. Policy R3 explicitly refers to the role of GI to improve human health and well-being – with positive effects for SEA Objective No 3 Health.
- 4.15 The CQM SPD acknowledges the botanical heritage of Old Trafford with an overarching theme for Wellbeing that includes a tree-lined active route along Talbot Road. It also recognises increased permeability with the theme for Connections. Whilst biodiversity and GI are not explicitly mentioned in the SPD Policies, public realm and green space improvements are clearly and strongly indicated in the Development Framework diagram (page 31). If these indicative green spaces are all implemented, there are likely to be positive effects for biodiversity and GI that will help to resolve the issues of fragmentation and lack of connectivity. Development proposals are further

guided through the design principles for each Quarter and these include suggestions for green spaces and soft-landscaped areas. CS Policy SL3 requires enhancement of biodiversity in the area, such as green roofs and landscaping – with likely positive effects.

- 4.16 The principles of GI are well established in urban design<sup>47</sup> and this can be particularly significant for previously developed land where there can be important diverse flora and fauna. Whilst the SPD is likely to have positive effects, and this will be ensured through compliance with Core Strategy Policies R2 & R3, it is considered that these positive effects could be more certain and enhanced if the SPD refers explicitly to the opportunities for contributing to habitat creation and linkages especially in line with emerging objectives for the GI Strategy for Greater Manchester<sup>48</sup>.

**SEA Suggestion:**

- Consider whether there could be confirmation of commitment to GI, for example, within Policy CQM3 – and perhaps through reference to a specific GI Strategy for the area

- 4.17 **Communities; Accessibility; Human Health**  
[SEA Topics: Population, Health, Material Assets]

**SEA/SA Objectives:**

1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity
2. Promote equality of opportunity and reduce levels of deprivation and disparity
3. Support improved health and wellbeing of the population and reduce health inequalities
4. Ensure sustainable economic growth and job creation
5. Ensure that there is a sufficient coverage and capacity of sustainable transport and utilities to support growth and development
6. Improve the accessibility of the borough by equitable means to community facilities, services and other needs

- 4.18 The adopted Core Strategy (2012) includes policies with regard to housing, communities, accessibility and transport, and health as follows:

- CS Policy L1 Land for New Homes
- CS Policy L2 Meeting Housing Needs
- CS Policy L3 Regeneration and Reducing Inequalities
- CS Policy L4 Sustainable Transport and Accessibility
- CS Policy W1 Economy
- CS Policy W2 Town Centres & Retail

<sup>47</sup> For example: <https://www.tcpa.org.uk/pages/category/green-infrastructure-partnership>  
<http://publications.naturalengland.org.uk/publication/35033>

<sup>48</sup> [https://secure.manchester.gov.uk/info/200024/consultations\\_and\\_surveys/6905/green\\_and\\_blue\\_infrastructure\\_consultation/1](https://secure.manchester.gov.uk/info/200024/consultations_and_surveys/6905/green_and_blue_infrastructure_consultation/1)

- CS Policy R5 Open Space, Sport & Recreation

- 4.19 These policies provide guidance for development proposals to ensure that strong mitigation measures are identified and implemented to minimise potential negative effects and promote positive effects for SEA Objective Nos 1-6.
- 4.20 The CQM Policy CQM5 Housing builds upon the requirements set out in Core Strategy policies on housing. It requires excellent design quality and a range of open market housing, particularly family housing, town houses and apartments. Other forms of housing will be acceptable, including appropriate dwellings for older people and students; affordable housing must comply with adopted policy, subject to viability considerations. Importantly, all proposals for residential development need to preserve the amenity for existing residents – providing strong mitigation measures against potential negative effects associated for integration of existing and new communities. Overall, the CQM SPD and including Policy CQM5, is likely to have major positive effects on the SEA Objective No 1 for housing.
- 4.21 The encouragement of different types, scale, and massing for residential proposals through Policy CQM5 will contribute towards positive effects for SEA Objective No 2 to promote equality of opportunity. This also includes acceptability of dwellings for older persons and specialist forms of care/extra care; also, student accommodation that is connected to and in keeping with the UA92 campus – all with the potential for major positive effects.
- 4.22 Provision of good quality housing and access to employment are established social determinants of health<sup>49</sup> and thus, major positive effects on human health and wellbeing are indicated through delivery of the SPD Spatial Development Framework and Policies, supported by the Design Principles and Guidance for each of the four quarters. Improved public realm and high-quality design through CQM3 and CQM2 will contribute to positive effects for wellbeing through an improved built environment; CQM2 requires a reduction in the risk of crime with further positive effects for wellbeing.
- 4.23 Policy CQM4 will have positive effects through encouraging more healthy lifestyles with new and enhanced pedestrian and cycle connections. Policy CQM5 delivering new housing and Policy CQM6 encouraging new employment uses are likely to have major positive effects that will be cumulative in the longer-term. Capacity of health services is protected by other adopted policies.
- 4.24 The Council is supportive of a mix of uses to enhance sustainability and help improve the night-time economy; Policy CQM6 encourages commercial and other uses, subject to appropriate siting and compliance with other policies. Suggestions are made for a new leisure centre, retail, offices and other commercial use, cafes/bars/restaurants, hotels/aparthotel, and uses to

---

<sup>49</sup> For example, please see <https://www.gov.uk/government/publications/health-profile-for-england/chapter-6-social-determinants-of-health>

enhance the civic function of the area. This indicates major positive effects for SEA Objective No 4 – and these will be cumulative in the longer-term and with positive effects beyond the boundary of the CQM area since such regeneration and enhanced economic growth will contribute to uplifting adjacent areas and the Borough as a whole with the potential for further synergistic positive effects.

- 4.25 The improvements to the CQM area delivered through CQM2, CQM3 and CQM4 will further support high quality sustainable economic growth through encouraging higher quality employment uses – all with positive effects and including key objectives for increasing vitality, promoting evening economy, and increasing culture/leisure uses.
- 4.26 The Council has invested in the former Kellogg's Site to be the home of the new higher education facility – University Academy UA92 – specialising in sports, media and related qualifications. The SPD encourages the significant opportunity for a new vibrant mixed-use community around the UA92 building. This will contribute further positive effects for SEA objectives associated with improving the qualifications and skills base of residents.
- 4.27 The existing area is well served by existing public transport links but there is scope for enhanced pedestrian and cycle linkages to encourage more uptake of such modes. CQM3 includes establishing a health & wellbeing boulevard along Talbot Road and a pedestrianised ceremonial linkage between LCC and Manchester United Football Club, together with enhancements to public spaces. CQM4 further details delivery of a new multi-storey car park to discourage traffic from utilising Talbot Road – this will help resolve an existing sustainability problem of congestion (and associated air quality issues). This Policy also supports new and enhanced pedestrian and cycle connections with likely major positive effects for SEA Objective No 5 Sustainable Transport. Again, this could have wider synergistic and beneficial effects for adjacent areas, the wider Borough and Greater Manchester through improvements to the sustainable transport network and encouragement of its use.
- 4.27 The SPD includes encouragement of a new leisure centre for Stretford – this will be fully accessible for all residents and contribute to positive effects for SEA Objective No 6 on improving accessibility to community services and facilities. Such improvement will also contribute to positive effects on health and wellbeing. The SPD encourages a mixed-use approach to regeneration and this will include retail and other key services through Policy CQM6. Many of the other SPD Policies are not directly relevant to these SEA objectives on capacity and access to services and facilities – this is covered by other adopted policies and, for example, CS Policy SL3 requires provision of community facilities including school and health facilities.
- 4.28 The overall aim and objectives of the CQM SPD are to regenerate an important part of Trafford - protecting and enhancing employment, providing a range of high quality housing, promoting sustainable transport, and improving the public realm. The Spatial Development Framework requires development proposals to achieve high quality design. The contribution of

quality housing to meet identified needs, together with provision/retention of employment land will have positive effects on communities, human health and material assets.

4.29 The Illustrative masterplans and Design Principles suggest those areas that would be best suited to the various uses, taking into account the issues and character of the four Quarters with opportunities for improving connectivity and indicating positive effects for SEA Objective Nos 1-6. These will be synergistic and cumulative in the longer term and with likely positive effects extending beyond the boundary of the CQM area.

4.30 **Water, Air & Climatic Factors**

*[SEA Topics: Water, Air, Material Assets, Health, Climatic Factors]*

4.31

**SEA/SA Objectives:**

- 9.Improve air quality
- 11.Protect and improve the quality and availability of water resources
- 14.Reduce per capita greenhouse gas emissions
- 15.Reduce the consequence of flooding
- 16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change

Policy L4 Sustainable Transport & Accessibility

- CS Policy L5 Climate Change

4.32 CS Policy SL3 requires contribution towards provision of additional utility capacity including reinforcement of the local wastewater treatment works. This provides mitigation measures against any potential negative effects on SEA Objective No 5 to ensure capacity of supporting water infrastructure. CSL4 promotes sustainable transport modes with positive effects for air and climate change. CS Policy L5 Climate Change includes a requirement to improve water efficiency, use appropriate water harvesting/recycling, and protect against water pollution – indicating at least residual neutral effects and with the potential for positive effects. Policy CQM2 requires all proposals to achieve high quality design and to deliver architecturally innovative design within the area generally whilst ensuring acceptable amenity standards are achieved. Whilst high quality design and standards imply a high sustainability or environmental standard with regard to water resources use, this is not explicitly referred to in the SPD, although it is recognised that CS Policy L5 includes requirements for calculating and reducing carbon dioxide emissions.

**SEA Suggestion:**

- Consider whether it is acceptable to include an aspiration for a sustainability standard for water usage/reuse in buildings

4.33 CS Policy L5 Climate Change includes requirements to control flood risk from new development. The CQM area is not within any flood risk zone, but is within a critical drainage area indicating a risk of surface water flooding; however, all development proposals will need to comply with CS Policy L5

and sustainable drainage will be encouraged – indicating at least residual neutral effects and with the potential for some positive effects should sustainable drainage systems be suitable for incorporation in proposals – neutral effects for SEA Objective No 15 on flooding.

- 4.34 The SPD seeks to encourage sustainable transport with new and improved cycle and pedestrian routes which will contribute to mitigating the effects of increased traffic use and access. Some car and vehicle access will continue and be enhanced with associated increases in emissions with potential negative effects for air quality and climatic factors. However, the improvements in connectivity and permeability proposed by the SPD may help resolve existing problems with congestion in Talbot Road. Proposals will need to comply with CS Policy L5 that requires developers to adopt measures identified in the GM AQ Action Plan to ensure that development would not have an adverse impact on air quality – indicating a likely residual neutral effect.
- 4.35 The SPD Illustrative masterplans and Design Principles indicate those areas for green spaces. CS Policy L5 includes guidance on calculating and reducing carbon dioxide emissions and notes the opportunities from green roofs/walls. Policy L5 also explains the designation of GM as a low carbon economic area for the built environment such that new development is expected to be an exemplar for low carbon buildings. This aspiration continues, for example informed by the GM Low Carbon Hub<sup>50</sup>.
- 4.36 Policy CQM2 requires architecturally innovative design which would raise design standards within the area and implying enhanced standards for energy efficiencies and low carbon. Development proposals will have to comply with CS Policy L5 that details explanation and requirements with regard to calculating and reducing carbon dioxide from buildings and developments, aiming to help contribute to reducing carbon dioxide emissions within Trafford Borough and including incorporating appropriate micro-generation technologies. Policy CQM6 encourages the creation of a District Heat Network with associated infrastructure – overall is likely to have positive effects for SEA Objective Nos 14.
- 4.37 The SPD does not make explicit reference to design factors that address resilience to the predicted effects of climate change, such as high winds and temperature extremes. Policy CQM2 requires innovative design which would raise design standards and thus there might be some inference that this will be considered through high quality design. CS Policy L5 does not specifically refer to factors such as high winds and temperature extremes. Therefore, the SEA suggests that this aspect could be included explicitly; likely neutral or positive effects but some uncertainty at this stage. Overall in time it is anticipated that the SPD will help to contribute to positive effects for SEA Objective Nos 14-16 that should be cumulative for the Borough.

### **SEA Suggestions:**

---

<sup>50</sup> <http://gmich.onthepatform.org.uk/>



- Consider whether encouragement of sustainable urban drainage is applicable to any of the four Quarter Areas
- Consider whether it would be helpful to explicitly mention addressing resilience to climate change affects such as high winds and temperature extremes

#### 4.38 **Cultural Heritage**

[SEA Topics: Cultural Heritage, including Architectural & Archaeological Heritage]

4.39

##### **SEA/SA Objectives:**

8. Conserve and enhance the historic environment

itage as follow

Policy R1 Historic Environment

- 4.40 CS Policy SL3 and the CQM SPD have a strong understanding of the cultural heritage importance of the CQM area and its role in the Borough as whole, including linkages with the wider GM city region. Policy LC3 requires development proposals to protect, preserve and enhance the listed Trafford Town Hall and its setting, securing its use for civic and community purposes and thus providing strong mitigation for any potential negative effects.
- 4.41 The CQM SPD investigates the heritage of the area in more detail and the illustrative masterplans and Design Principles, especially for the Town Hall and Campus Quarters, seek to maximise opportunities to protect and enhance the cultural heritage of the area. The historical development is detailed in an appendix to the SPD, providing further guidance.
- 4.42 Policy CQM2 specifically requires that due regard is paid to both designated and non-designated heritage assets, providing opportunities for enhancement where appropriate – with the potential for major positive effects. This, combined with the overall regeneration of the area, is likely to have positive effects that will be synergistic, and may be cumulative, extending beyond the boundary of the SPD. Protection and enhancement of cultural heritage objectives is also likely to have positive effects for health and wellbeing and may promote economic objectives including tourism.

#### 4.43 **Landscape & Urban Quality**

[SEA Topics: Landscape, Material Assets]

4.44

##### **SEA/SA Objectives:**

7. Conserve and enhance landscape, townscape and the character of the borough

st and improve

- CS Policy R2 Natural Environment
- CS Policy L7 Design Quality

4.45 CS Policy R2 requires new development to protect and enhance the landscape character of its natural urban assets having regard not only to its immediate location but its surroundings. CS Policy L7 requires design in development to be appropriate and to make best use of opportunities to improve the character and quality of an area. These policies provide strong mitigation to avoid negative effects and encouragement that should result in positive effects.

4.46 Conserving and enhancing landscape character is embedded in the SPD, including through the appreciation of 4 character areas – Town Hall Quarter; Leisure Quarter; Campus Quarter; and the Commercial Quarter. A Vision and Design Principles are suggested for each Quarter, seeking to maximise opportunities for enhancing landscape and character. Policy CQM2 requires all proposals to achieve high quality design and to deliver architectural innovative design – likely to have major positive effects for SEA Objective No 7 on improving landscape and character of the Borough.

4.47 A key aspect of the Development Framework is to create a high quality public realm which will link sites and create a more coherent and robust sense of place. Detailed requirements are set out in Policy CQM3 Public Realm Principles and further detailed guidance provided in the Design Principles for each Quarter. This will also have major positive effects that are likely to be synergistic with beneficial effects beyond the SPD area and for the Borough as a whole. Overall, the SPD will have major positive effects on landscape and urban quality through regeneration and reuse/redevelopment of vacant and disused buildings and land. The enhancement of landscape and urban characters will also have positive effects on health and wellbeing, cultural heritage, and contribute to enhancements for economic and recreational/tourism objectives, including for both residents and visitors.

4.48 **Natural Resources: Land/Soil & Waste**

*[SEA Topics: Soil, Health, Material Assets]*

*[Water, Biodiversity, Air & Energy are considered within other themes]*

**SEA/SA Objectives:**

- 10. Conserve and protect land and soils, whilst reducing land contamination
- 13. Promote sustainable consumption of resources and support implementation of the waste hierarchy

4.49 The adopted Core Strategy (2012) includes CS Policy L6 Waste that includes requirements for all developers to adopt best practice techniques to prevent

and minimise waste during the design and construction phases of development, and where necessary, to produce site waste management plans. The ten Manchester authorities are also preparing a joint GM Minerals Plan and the Joint Waste Development Plan was adopted in 2017. This provides strong mitigation measures to minimise potential negative effects arising from new development in the CQM SPD area, indicating likely neutral residual effects.

- 4.50 The overall vision and objectives for the CQM SPD are to regenerate previously developed land which indicates major positive effects for the land/soils resource and SEA Objective No 10. This will have positive effects beyond the SPD boundary by protecting greenfield land from development need.

### **Inter-relationships**

- 4.52 The CQM SPD is strong on guiding developers, communities and other interested people on the interactions and inter-relationships between sustainability and environmental factors. The complexity of interactions can make guidance difficult to navigate and use; however, this SPD is well structured and presents clearly in the indicative masterplans and design principles for the four Quarters the inter-relationships. The inherent interactions between biodiversity/green infrastructure, landscape/character, cultural and historic heritage - with socio-economic factors and their positive effects on health and well-being – can be seen through the integrated mixed use proposals. The positive effects from the SPD are likely to extend beyond the spatial boundaries.

### **Summary of SEA Findings**

- 4.4 Overall, the CQM SPD is likely to have major positive effects on SEA objectives for housing, equality of opportunity, improved health/wellbeing, the economy & jobs, sustainable transport, landscape & character, the historic environment & cultural heritage, and land/soils. Minor positive effects are indicated for SEA objectives on community services & facilities, biodiversity, reduction in greenhouse gas emissions, and resilience to climate change. Neutral effects are likely for SEA objectives on air quality, water, flooding, and waste management. The Core Strategy includes strong policies to protect and enhance the assets of the natural and built environment from new development; the CQM SPD builds upon these policies with further SPD policies that seek to deliver the opportunities for enhancement. The SEA found that some of these positive effects from regeneration of the area are likely to be synergistic and extend beyond the boundaries of the SPD with benefits for the wider borough area.

## 5.0 SUMMARY CONCLUSIONS, PROPOSED MONITORING & NEXT STEPS

### Summary Conclusions

- 5.1 Trafford Borough Council, with its partners Bruntwood and Lancashire County Cricket Club, is preparing the Trafford Civic Quarter Masterplan as a Supplementary Planning Document (SPD) that will then comprise part of the Local Development Framework of planning documents, and in conformity with the adopted Core Strategy. The CQM SPD has been prepared to establish a spatial development framework, policies and design principles to shape development in the CQM area and its surrounds.
- 5.2 Supplementary Planning Documents (SPDs), unlike a Local Plan, do not have a mandatory requirement for SA incorporating Strategic Environmental Assessment. However, they may in exceptional circumstances require an SEA if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. The adopted Core Strategy was subject to SA/SEA throughout its preparation. The new Local Plan is at an early stage of development; the Issues Paper and the Integrated Assessment Scoping Report were subject to consultation in summer 2018.
- 5.3 An SEA Screening & Scoping Note (September 2017) identified that the CQM SPD is likely to have significant effects on human health, material assets, cultural heritage, and landscape/townscape. Therefore, an SEA is required due to the spatial extent of the likely effects and the value and vulnerability of the area affected. The SA/SEA previously undertaken of the Core Strategy is relevant to the adopted policies that the SPD will need to be in conformity with. The Integrated Assessment scoping process updates the baseline information and framework of objectives; therefore, the SEA of the CQM SPD builds upon the SA/SEA work already undertaken by the Council.
- 5.4 The SEA has been undertaken according to good practice and in line with Government guidance. It is aligned with the SEA of the Local Plan, following the same methods and approach, and is proportionate - acknowledging the hierarchy of plan-making and the tiering of assessments processes. Overall, the SEA has found that the implementation of the CQM SPD will have positive effects on SA objectives within the scope and sphere of influence of the Plan. Effects on landscape/character, housing, employment/economy, health & well-being are likely to be major positive, synergistic and cumulative in the longer-term; such effects are also likely beyond the spatial boundary of the SPD as the implementation of the SPD inspires and encourages other regeneration.

5.5 The summary findings may be represented as follows:

**Table 5.1: Summary of SEA Findings**

SEA Objectives	SPD Policies & Spatial Development Framework; SPD overall						
	CQM1	CQM2	CQM3	CQM4	CQM5	CQM6	Spatial Development Framework & SPD overall
Housing	+	+	0	0	++	0	++
Equality of Opportunity	+	+	+	0	++	0	++
Improved Health	+	+	++	+	++	++	++
Economy & Jobs	+	+	+	+	0	++	++
Sustainable Transport	+	+	++	++	0	0	++
Community Services	+	0	0	0	0	+	+
Landscape	++	++	++	+	+	+	++
Historic Environment	+	++	+	0	0	0	++
Improve Air Quality	0	0	0	+	0	0	0
Land & Soils	++	++	++	+	+	+	++
Water	0	+?	0	0	0	0	0
Biodiversity	+	0	+?	?	0	0	+
Waste	0	0	0	0	0	0	0
Greenhouse Gases	+	+	+	+	+	++	+
Flooding	0	0	0	0	0	0	0
CC Resilience	+	+?	+	+	+	+	+

5.6 As the SEA found mostly positive neutral effects, there were limited suggestions for improving the environmental sustainability of the draft SPD. The SEA suggested that it may be helpful to consider a green infrastructure strategy specific to the CQM area; investigating whether specific sustainable drainage is applicable to any Quarter; considering a specific standard for water use in buildings; and whether climate change resilience such as high winds and temperature extremes, should be explicitly mentioned in the SPD.

### Proposed Monitoring

5.7 The SPD, together with the other plan documents and the SA/SEA, will be monitored as part of the Authority's comprehensive Monitoring Report<sup>51</sup>, as required by Government. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SEA.

<sup>51</sup> <https://www.trafford.gov.uk/planning/strategic-planning/local-plan/authority-monitoring-report.aspx>

## Next Steps

- 5.8 The draft SPD will be placed on public consultation for 6.5 weeks during October-December 2018. This (SEA) Environmental Report is also placed on the website at the same time and to cover the 5 weeks statutory consultation in line with the SEA Regulations. Representations on the draft SPD and the SEA will be taken into account in the preparation of the final SPD. Upon adoption of the SPD, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:

[civicquartermasterplan@trafford.gov.uk](mailto:civicquartermasterplan@trafford.gov.uk)

## Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive<sup>52</sup> (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)<sup>53</sup>. This is Appendix 1 of the Environmental Report as required by the SEA Directive and the UK SEA Regulations. This Appendix 1 sets out how the requirements for SEA have been met and signposts where this information is found in the Environmental Report (October 2018) - and in accordance with paragraph 32 of the National Planning Policy Framework (2018)<sup>54</sup>.

SEA Directive & Regulation Requirements	SEA Report Section	Summary of Contents
<i>An outline of the contents, main objectives of the plan and relationship with other relevant plans</i>	Section 1 Introduction	Sets out the contents and purpose of the SPD
	Section 3 Context & Baseline	Outlines context, baseline & including the relationship with other relevant plans, the implications for the Draft SPD & SEA; also signposts links with Local Plan & SA/SEA Scoping (2014) & SA Report (2016)
<i>The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan</i>	Section 3 Context & Baseline	Summarises the relevant baseline conditions for environmental aspects in the SPD area, and likely evolution without the SPD
<i>The environmental characteristics of the area likely to be affected</i>	Section 3 Context & Baseline	Summarised in Section 3 of Environmental Report.
<i>Any existing environmental problems which are relevant to the plan including, in particular, those in relation to any areas of a particular environmental importance</i>	Section 3 Context & Baseline	Summarises existing environmental issues/problems for the SPD area (para 3.19).
<i>The environmental protection objectives relevant to the plan and the way those</i>	Section 2 SEA Methods Section 3	Detailed SEA Framework guiding assessment of effects against the Objectives – grounded in the Integrated Assessment Framework for

<sup>52</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>53</sup> <http://www.parliament.uk/documents/post/postpn223.pdf>

<sup>54</sup> <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

<b>SEA Directive &amp; Regulation Requirements</b>	<b>SEA Report Section</b>	<b>Summary of Contents</b>
<i>objectives and any environmental considerations have been taken into account during its preparation</i>	Context & Baseline	the new Local Plan as reported in Scoping Report (2018).
<i>The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects</i>	Section 2 SEA Methods Table 2.1	Presents the SEA Framework of objectives that shows the issues listed by the SEA Regulations that are progressed by which SEA objective. This ensures that all the issues are considered during the assessment of each element of the SPD. The draft SPD was assessed against each SEA objective.
	Section 4	Describes the likely significant effects of implementing the SPD.  Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term.
<i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan</i>	Section 4	No significant negative effects were predicted; the SEA noted where the SPD included embedded mitigation possibilities to address likely negative effects, for example, against the sensitive cultural heritage assets.
<i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information</i>	Section 2 (paras 2.12-2.14)	There are no other reasonable alternatives to the CQM SPD. The do nothing scenario is assessed & this is explained in section 2.
	Section 2 Method	Outlines how the assessment was undertaken.



<b>SEA Directive &amp; Regulation Requirements</b>	<b>SEA Report Section</b>	<b>Summary of Contents</b>
<i>A description of the measures envisaged concerning monitoring</i>	Section 5 (para 5.7)	Outlines measures proposed for monitoring the environmental effects of the implementation of the draft SPD.
<i>A non-technical summary of the information provided under the above headings</i>	Report preface	Provides a non-technical summary.