



URS led on appraisal work up to 2011, after which it undertook a critical friend role.



Bury Council Publication Core Strategy Sustainability Appraisal and Strategic Environmental Assessment Appendices

Final report
June 2013

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Appendix 1 – Procedural Review of Publication Core Strategy Sustainability Appraisal Report

The following table presents an independent review – undertaken by URS – of the information presented within this SA Report. First and foremost, the review considers how the SA Report meets the requirement of Article 5(1) of the SEA Directive to present A) an appraisal of the plan and reasonable alternatives; and B) other specific information as listed within Annex 1. The review also goes beyond this to give some consideration to matters relating to appraisal quality, the ‘reasonableness’ of the approach taken in relation to alternatives, and reporting quality.

| Requirements stemming from the SEA Directive /Regulations | | How the Bury Core Strategy SA Report meets these requirements |
|---|---|---|
| The report must include... | i.e. the report must answer... | |
| An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes | What’s the Plan seeking to achieve? | <p>The SA ‘scope’ was agreed through consultation in 2005. Since that time work has been undertaken at several stages to update the scope - i.e. ensure that it remains focused on key problems/ issues/ objectives - and the updated scope has been made available for comment within the various SA Report documents presented alongside plan consultation documents.</p> <p>Most recently, a ‘baseline update’ has been undertaken to ensure that the findings of locally commissioned evidence base studies completed in 2012 and 2013 (e.g. the Bury Housing Need and Demand Assessment, 2012) are reflected in the scope of the SA.</p> <p>The scope of the SA is summarised within the SA Report across several sections.</p> <p>The question ‘What is the Plan seeking to achieve?’ is answered within Section 1.6 and as part of this there is an explanation of how the Core Strategy relates to the other DPDs that together will make up the Bury Local Plan.</p> <p>The other scoping questions (which are more fundamental) are answered across several sections within the Report. Primarily, they are answered under a series of ‘topic’ headings in Part 3. Answering scoping questions (and then presenting appraisal findings) under topic headings can be considered a good practice approach as it can ensure that the report is engaging for readers with a particular thematic interest.</p> <p>It is clear that the scope reflects a consideration of ‘areas of particular environmental importance’ and ‘the environmental characteristics of areas likely to be significantly affected’. The ‘What is the situation now?’ and ‘What would be the situation without the Plan?’ (which taken together present the ‘baseline’) sections of Part 3 include numerous references to issues/sensitivities associated with particular areas or features. Within the ‘baseline update’ section of Part 1, it is notable that the findings of the Retail Capacity Study Update (2012) are summarised for particular town centres.</p> |
| <p>The relevant environmental protection objectives, established at international or national level</p> <p>Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance</p> | What’s the ‘context’? | |
| <p>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan’</p> <p>The environmental characteristics of areas likely to be significantly affected</p> <p>Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance</p> | What’s the ‘baseline’? | |
| Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance | What are the key issues that should be a focus of SA? | |
| <p>An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of why the alternatives dealt with were those that reasonably should have been)</p> <p>The likely significant effects on the environment associated with alternatives...</p> | What has Plan-making / SA involved up to this point? | <p>Part 2 of the SA Report essentially explains the ‘story’ of alternatives consideration that has preceded preparation of the current version of the Plan. When telling this story there is a need to present particular information, and it is clear that the Report does present the required information.</p> <p>Within Part 2, Section 3.3 provides an ‘overview’ of the ‘consideration of alternatives’ as it occurred over time. Important information is presented regarding the justification for focusing on some issues / options and not others. This information is important given the need to</p> |

| Requirements stemming from the SEA Directive /Regulations | | How the Bury Core Strategy SA Report meets these requirements |
|---|--|--|
| The report must include... | i.e. the report must answer... | |
| ... and an outline of the reasons for selecting preferred approach in light of the alternatives appraisal / a description of how environmental objectives and considerations are reflected in the draft plan. | | <p>demonstrate that the approach taken was reasonable (i.e. involved focusing on 'reasonable alternatives'). Readers are also sign-posted to the SA Report Appendices, where detailed alternatives appraisal findings can be found.</p> <p>Sections 3.5 – 3.9 then tell the story of alternatives consideration in a different way – i.e. thematically, for five key plan issues. Each section is clearly structured with a view to providing required information. The Council essentially explains why it feels that the issues/alternatives that were a focus of appraisal were those that reasonably should have been; and why – in-light of the appraisal of alternatives - the preferred approach represents that which is most sustainable. Providing this information in the SA Report is in-line with the aim of the Directive/Regulations to 'open-up' plan-making and enable stakeholders to query decision-makers.</p> <p>In terms of the 'reasonableness' of the approach taken in relation to consideration of alternatives and the quality of appraisal / justification for selecting preferred options we (URS) are able to endorse the Council's approach on the basis that A) we have worked closely with the Council over time to ensure that a careful, systematic approach is taken to the identification of issues / alternatives that should be the focus of appraisal; and B) we led on appraisal work up to 2011, and have since acted as a critical friend.</p> <p>In relation to (A) Bury are to be commended on focusing consideration of alternatives on a small number of plan issues. Identifying key (i.e. contentious) plan issues (from the plethora of issues that exist) is inevitably a challenge, but is good practice in that it enables a more manageable and accessible plan-making process.</p> <p>In relation to (B), the appraisal of alternatives throughout the SA Report is clearly structured / systematic (in-line with the approach required by the SEA Directive Annexes) with clear conclusions related to the evidence-base (as gathered through scoping). For example, it is immediately apparent that significant effects associated with options were identified taking the potential for the options to impact on the baseline in the 'long-term', in ways that are relatively 'indirect', and/or when considered alongside other policy approaches ('cumulative effects').</p> |
| <p>The likely significant effects on the environment associated with the draft plan</p> <p>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan</p> | What are the appraisal findings at this current stage? | <p>Part 3 of the SA Report presents an appraisal of the current version of the plan under a series of topic headings.</p> <p>In terms of the approach to appraisal, it is clear that a careful balance has been struck between ensuring rigour / being systematic on the one hand and ensuring accessibility to readers (including non-planners) on the other.</p> <ul style="list-style-type: none"> • A 'whole plan' approach to appraisal is taken, which is appropriate given that the Directive simply requires that the SA Report appraises the 'draft plan'. Indeed, this is good practice given that attempts to identify significant effects purely on a policy by policy basis can easily lead to a tendency for false precision. • A degree of standalone consideration is, however, given to each policy within the plan. Specifically, the appraisal identifies whether each policy will lead to more or less significant implications. • Further structure is provided by subheadings under which standalone consideration is given to specific 'components' of the plan. So, for example, within the 'Heritage' topic |

| Requirements stemming from the SEA Directive /Regulations | | How the Bury Core Strategy SA Report meets these requirements |
|---|--------------------------------|--|
| The report must include... | i.e. the report must answer... | |
| | | <p>chapter stand-alone consideration is given to the effects of those policies within the plan that relate to 'green infrastructure'.</p> <ul style="list-style-type: none"> • At the end of each topic chapter is a summary of plan effects. These summaries are short and accessible, but equally ensure that stand-alone consideration is given to particular effect characteristics listed within the SEA Directive. • Under each topic heading, particular consideration is given to the potential for the plan to impact on the baseline 'cumulatively' (i.e. in combination with) with other plans, programmes, etc. This information is presented under the banner of 'cumulative effects'. • In addition to presenting appraisal findings within 'topic chapters', appraisal findings are also summarised 'in one place' – in Chapter 14 – which is appropriate as it enables an understanding to be developed relating to any 'trade-offs' associated with the preferred plan approach. There is also a 'General conclusions' section. <p>Recommendations presented within Part 3 are limited. This reflects the fact that the plan has been developed over a considerable period of time, and numerous working drafts of the plan have been appraised prior to preparing the current version of the plan (as described in Part 2). At past appraisal 'steps' recommendations have been made that were subsequently taken on-board. The recommendations that are presented within Part 3 in relation to the current version of the plan generally relate to issues of plan implementation. For example, under the 'communities' topic it is recommended that development is <i>'designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young'</i></p> <p>In terms of whether the appraisal is evidence-based URS is able to endorse the Council's approach on the basis that we led on appraisal work up to 2011, and have since acted as a critical friend. We note that the 'topic-based' approach to presenting the appraisal – whereby the sustainability context/baseline review and key issues summary for a given topic is directly followed by the appraisal of the plan in terms of those same issues – is 'designed' with a view to ensuring that appraisal is well evidence-based. Equally, it is noted that the 'Conclusions' section of Part 3 (Chapter 14) presents a (topic by topic) discussion of significant effects alongside a discussion of the baseline.</p> |
| A description of the measures envisaged concerning monitoring | What happens next? | <p>There is a detailed discussion of monitoring. Monitoring suggestions made in-light of both 1) an understanding of the likely effects of the plan; and 2) what is practical / achievable given existing monitoring arrangements.</p> |

Appendix 2 - Assessing the Core Strategy Objectives Against the SA framework

| Topic Chapters | Heritage and Landscape | Biodiversity | Water and Land Resources | Climatic Factors and Flooding | Transportation and Air Quality | Social Equality and Community Services | Local Economy and Employment | Housing |
|---|--|--|--|---|--|---|---|--|
| SA Objectives | 12. To protect and enhance and make accessible for enjoyment, the diversity and distinctiveness of townscapes, the countryside and the historic environment. | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | 9. To protect and improve the quality of controlled waters in Bury and to sustainably manage water resources. | 13. To reduce contributions to and promote adaptation to the impacts of climate change. | 8. To reduce the need to travel, improve choice and use of sustainable transport modes and encourage efficient patterns of movement in support of economic growth. | 1. To reduce poverty and social exclusion. | 6. To offer everybody the opportunity for quality employment. | 4. To improve access to good quality, affordable and resource efficient housing. |
| | | | 16. To manage waste sustainably, minimise waste, its production and increase re-use, recycling and recovery rates. | 14. To reduce vulnerability to and sustainably manage and adapt to flood risk in Bury. | 10. To protect and improve air quality. | 2. To improve physical and mental health and reduce health inequalities. | 18. To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth across Bury. | |
| | | | 17. To conserve soil resources and reduce land contamination. | 15. To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable resources. | | 3. To improve the education and skills of the overall population and to provide opportunities for life long learning. | | |
| | | | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | | | 5. To reduce crime, disorder and the fear of crime. | | |
| | | | | | | 7. To improve accessibility for all to essential services and facilities. | | |
| Core Strategy Strategic | | | | | | | | |
| 1 To deliver sustainable and high quality development | X | X | X | X | X | X | X | X |
| 2 To deliver a competitive and diverse local economy | | | X | | | X | X | |
| 3 To promote strong, vibrant and healthy communities | | | X | | | X | | X |
| 4 To improve and manage the Borough's environment | X | X | X | X | X | X | X | X |
| 5 To improve transport and connectivity | | | | X | X | X | X | X |

Appendix 3 - Assessing the Policy Impacts

| Topic Chapters | | Heritage and Landscape | Biodiversity | Water and Land Resources | Climatic Factors and Flooding | Transportation and Air Quality | Social Equality and Community Services | Local Economy and Employment | Housing |
|--|--|--|--|--|---|--|---|---|--|
| <div><div>KEY</div><div><div></div>Significant Implications</div><div><div></div>Less Significant Implications</div><div><div></div>Little or no Implications</div></div> <div>SA Objectives</div> | | 12. To protect and enhance and make accessible for enjoyment, the diversity and distinctiveness of landscapes, townscapes, the countryside and the historic environment. | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | 9. To protect and improve the quality of controlled waters in Bury and to sustainably manage water resources. | 13. To reduce contributions to and promote adaptation to the impacts of climate change. | 8. To reduce the need to travel, improve choice and use of sustainable transport modes and encourage efficient patterns of movement in support of economic growth. | 1. To reduce poverty and social exclusion. | 6. To offer everybody the opportunity for quality employment. | 4. To improve access to good quality, affordable and resource efficient housing. |
| | | | | 16. To manage waste sustainably, minimise waste, its production and increase re-use, recycling and recovery rates. | 14. To reduce vulnerability to and sustainably manage and adapt to flood risk in Bury. | 10. To protect and improve air quality. | 2. To improve physical and mental health and reduce health inequalities. | 18. To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth across Bury. | |
| | | | | 17. To conserve soil resources and reduce land contamination. | 15. To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable resources. | | 3. To improve the education and skills of the overall population and to provide opportunities for life long learning. | | |
| | | | | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | | | 5. To reduce crime, disorder and the fear of crime. | | |
| | | | | | | | 7. To improve accessibility for all to essential services and facilities. | | |
| | | | | | | | | | |
| Policy No. | Policy Title | | | | | | | | |
| SF1 | Bury's Spatial Framework | | | | | | | | |
| CP1 | Delivering Sustainable Development | | | | | | | | |
| CP2 | Delivering High Standards of Design and Layout in New Development | | | | | | | | |
| EC1 | Protecting Existing and Providing for New Employment Opportunities | | | | | | | | |
| EC2 | Employment Generating Areas | | | | | | | | |
| EC3 | Employment Land and Premises Outside Employment Generating Areas | | | | | | | | |
| EC4 | Creating Thriving and Competitive Key Centres | | | | | | | | |
| EC5 | Managing the Location and Scale of Town Centre Uses | | | | | | | | |
| EC6 | Accommodating New Retail Development | | | | | | | | |
| EC7 | Primary Shopping Areas and Shopping Frontages | | | | | | | | |
| EC8 | Managing the Loss of Retail Uses in All Other Areas | | | | | | | | |
| EC9 | Developing Attractive Tourism and Cultural Assets | | | | | | | | |

| Topic Chapters | | Heritage and Landscape | Biodiversity | Water and Land Resources | Climatic Factors and Flooding | Transportation and Air Quality | Social Equality and Community Services | Local Economy and Employment | Housing |
|----------------|---|------------------------|--------------|--------------------------|-------------------------------|--------------------------------|--|------------------------------|---------|
| CO1 | Delivering Choice of Quality Housing for Everyone | | | | | | | | |
| CO2 | Managing 'Windfall' Housing Development | | | | | | | | |
| CO3 | Managing the Density of New Housing | | | | | | | | |
| CO4 | Meeting Housing Needs | | | | | | | | |
| CO5 | Providing for Affordable Housing | | | | | | | | |
| CO6 | Meeting the Needs of Gypsies, Travellers and Travelling Showpeople | | | | | | | | |
| CO7 | Addressing the Needs of Our Regeneration Areas | | | | | | | | |
| CO8 | Supporting the Development of Sustainable Communities | | | | | | | | |
| CO9 | Safeguarding and Improving Community Facilities | | | | | | | | |
| CO10 | Open Space, Sport and Recreation Provision in New Housing Development | | | | | | | | |
| CO11 | Protecting and Enhancing Open Space, Sport and Recreation Provision | | | | | | | | |
| EN1 | Green Belt | | | | | | | | |
| EN2 | Development in the Green Belt | | | | | | | | |
| EN3 | Creating and Enhancing a Network of Green Infrastructure | | | | | | | | |
| EN4 | Protecting and Enhancing the Green Infrastructure Network | | | | | | | | |
| EN5 | Conserving an Ecological Network and Promoting Ecological Enhancement | | | | | | | | |
| EN6 | Conserving and Enhancing the Borough's Natural Assets | | | | | | | | |
| EN7 | Managing Flood Risk | | | | | | | | |
| EN8 | New Development and Flood Risk | | | | | | | | |
| EN9 | Surface Water Management and Drainage | | | | | | | | |
| EN10 | Moving Towards a Zero Carbon Borough | | | | | | | | |
| EN11 | Reducing Carbon Emissions from New Buildings | | | | | | | | |
| EN12 | Decentralised, Low and Zero Carbon Energy Infrastructure | | | | | | | | |
| EN13 | Built Heritage Assets and Landscape Character Areas | | | | | | | | |
| EN14 | Conserving and Enhancing the Borough's Built Heritage and Landscape Character | | | | | | | | |
| EN15 | New Development and Contaminated and Unstable Land | | | | | | | | |
| EN16 | Managing Mineral Resources | | | | | | | | |
| EN17 | Sustainable Waste Management | | | | | | | | |
| EN18 | Pollution Control | | | | | | | | |
| T1 | Better Connecting Places and Improving Accessibility | | | | | | | | |
| T2 | Transport Requirements in New Development | | | | | | | | |
| DEL1 | Infrastructure Contributions | | | | | | | | |

Appendix 4 – Cumulative Effects of Existing Legislation

| Topic Area | Situation in combination with: | | | | | | | | |
|------------------------|--|---|--|---|---|---|--|---|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| Heritage and Landscape | If all of the mitigation measures set out in this SA, then the policies will protect and enhance key heritage and landscape features present | The Core Strategy documents prepared by neighbouring authorities all highlight the need to protect heritage and landscape features as part of new | The LTP acknowledges the need to protect areas of landscape value and local character as part of developing transport provision. | Although new waste sites may have a detrimental impact on heritage and landscape assets, the GMWDPD considers the need to deliver new waste | Although new mineral extraction may have a detrimental impact on heritage and landscape assets, the GMMDPD excludes a wide range of | The protection of key biodiversity features set out in the plan will positively contribute to preserving landscape features | No specific measures are identified within the plan that addresses the need to protect heritage and landscape. | No specific measures are identified within the LAA that addresses the need to protect heritage and landscape. | No specific measures are identified within the strategy that addresses the need to protect heritage and landscape. |

¹ Further information in relation to the Rossendale LDF can be found at http://www.rossendale.gov.uk/site/scripts/documents_info.php?categoryID=374&documentID=199

² Further information in relation to the Manchester LDF can be found at http://www.manchester.gov.uk/info/856/local_development_framework/3301/core_strategy

³ Further information in relation to the Salford LDF can be found at <http://www.salford.gov.uk/core-strategy.htm>

⁴ Further information in relation to the Rochdale LDF can be found at http://www.rochdale.gov.uk/planning_and_building_control/local_development_framework.aspx

⁵ Further information in relation to the Bolton LDF can be found at <http://www.bolton.gov.uk/website/pages/LDFCoreStrategy.aspx?bid=2010>

⁶ Further information in relation to the Blackburn LDF can be found at <http://www.blackburn.gov.uk/server.php?show=ConWebDoc.51807>

⁷ The Greater Manchester Local Transport Plan 3 2011/12 – 2015/16 (2011) can be found at <http://www.gmltp.co.uk/>

⁸ Further information in relation to the Greater Manchester Waste DPD can be found at <http://www.gmwastedpd.co.uk/coredocs.html>

⁹ Further information in relation to the Greater Manchester Minerals DPD can be found at <http://www.gmmmineralsplan.co.uk/>

¹⁰ The Greater Manchester Biodiversity Action Plan (2009) can be found at http://www.gmbp.org.uk/site/index.php?option=com_content&task=view&id=9&Itemid=27

¹¹ The Bury Local Area Agreement

¹² The Greater Manchester Strategy (2009) can be found at http://www.agma.gov.uk/agma/greater_manchester_strategy/index.html

| Topic Area | Situation in combination with: | | | | | | | | |
|------------|---|---|---|--|--|---|--|---|---|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | within the Borough. Policies EN13 (Built Heritage Assets and Landscape Character Areas and EN14 (Conserving the Borough's Built Heritage and Landscape Character) are particularly important in relation to the heritage and landscape topic area. | development. This will contribute to the positive impact on preserving heritage and landscape in Bury. | This will contribute to the positive impact of the Publication Core Strategy. | sites in areas that will not have a detrimental impact on key heritage and landscape features throughout Greater Manchester. | natural and historic environmental assets from areas identified for mineral workings. The GMMDPD also protects quarries important for maintaining historic buildings. | within Bury. | | | |

| Topic Area | Situation in combination with: | | | | | | | | |
|--------------|--|---|---|---|--|--|--|---|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| Biodiversity | <p>The policies identified within the Publication Core Strategy generally strive to meet the sustainability objective identified in the SA framework on the topic of Biodiversity, Fauna and Flora.</p> <p>Policies EN5 and EN6 will have a positive effect on ensuring that</p> | <p>The neighbouring authorities are at various stages of preparing their Core Strategies. All incorporate objectives that aim to protect key areas of biodiversity value. This will contribute to the positive impact of the Publication Core Strategy.</p> | <p>The LTP acknowledges the need to guard against environmental degradation as part of new transport schemes. This will contribute to the positive impact of the Publication Core Strategy.</p> | <p>Although new waste sites may have a detrimental impact on biodiversity assets, the GMWDPD considers the need to deliver new waste sites in areas that will not have a detrimental impact on key biodiversity features throughout Greater Manchester.</p> | <p>Although mineral extraction may have a detrimental impact on biodiversity, the GMMDPD excludes a wide range of natural environmental assets from areas identified for mineral workings. The GMMDPD also seeks to ensure that site restoration will lead to positive impacts for biodiversity.</p> | <p>The Manchester BAP will have a very positive impact on ensuring that key biodiversity assets within Bury are protected.</p> | <p>No specific measures are identified within the plan that addresses the need to protect biodiversity assets.</p> | <p>No specific measures are identified within the LAA that addresses the need to protect biodiversity assets.</p> | <p>No specific measures are identified within the strategy that addresses the need to protect biodiversity assets.</p> |

| Topic Area | Situation in combination with: | | | | | | | | |
|--------------------------|--|---|---|--|--|--|--|---|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | sites of biodiversity value within the Borough are protected and enhanced. | | | | | | | | |
| Water and Land Resources | Publication Core Strategy has a positive impact on the water and land resources topic. A number of the policies direct development towards key centres and previously developed land, which will have a positive | Although development is proposed in each of the Core Strategies, each incorporate measures that will help to ensure that key water and land resources are protected. | No specific measures are identified within the LTP that addresses the need to protect water and land resources. | Although new waste sites may have a detrimental impact on water assets, the GMWDPD considers the need to deliver new waste sites in areas that will not have a detrimental impact on water assets throughout Greater Manchester. | Although mineral workings may have a detrimental impact on water assets, the GMMDPD seeks to protect these through ensuring any adverse impacts are mitigated or avoided. The GMMDPD seeks to avoid the sterilisation of mineral | The protection of key biodiversity features set out in the plan will positively contribute to preserving land resources within Bury. | No specific measures are identified within the plan that addresses the need to protect water and land resources. | No specific measures are identified within the LAA that addresses the need to protect water and land resources. | No specific measures are identified within the strategy that addresses the need to protect water and land resources. |

| Topic Area | Situation in combination with: | | | | | | | | |
|-------------------------------|--|---|--|--|--|--|---|--|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | impact on preserving soil resources and geology/geomorphological features. | | | The development of waste management facilities will have a positive impact on the land resources topic. | resources and, also protects the best and most versatile agricultural land. The GMMDPD also supports the re-use of recycled and secondary aggregates. | | | | |
| Climatic Factors and Flooding | The policies in the Publication Core Strategy will have a positive impact on tackling the impacts of climate change in terms of locating | The impacts of climate change and the need to tackle them are addressed in the core strategy documents for all of the neighbouring authorities. This will contribute to the positive impact on climatic factors | The promotion of sustainable transport measures as part of the LTP will help to contribute to the positive impact of the Core Strategy on tackling the | The GMWDPD considers the need to deliver new waste sites in areas that are not at risk of flooding and are in sustainable locations. This will contribute to the positive impact on climatic factors | The GMMDPD ensures that any proposals for mineral workings or minerals infrastructure will avoid or mitigate any adverse impacts on flood risk management. | No specific measures are identified within the BAP that addresses the need to reduce the impacts of climatic factors and flooding. | No specific measures are identified within the plan that addresses the need to reduce the impacts of climatic factors and flooding. | A key action of the LAA is to address climate change within Bury. This will contribute to the positive impact on the climatic factors and flooding | The strategy sets out the need to develop a low carbon economy, which will contribute to the positive impact of the Core Strategy. |

| Topic Area | Situation in combination with: | | | | | | | | |
|------------|--|---|---|--|---|---|--|---|---|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | development in sustainable locations, ensuring public transport is promoted and through developing the low/zero carbon infrastructure. In terms of the impacts of flooding, the Core Strategy will have a positive impact in all areas of Bury. | in Bury. | impacts of climate change. | and flooding | The policy to restrict peat extraction to sites which have been previously worked or limiting the removal of peat to only what is necessary for facilitate restoration will have positive climate change impacts through retaining the 'carbon sink' function of peat bogs. | | | topic. | |

| Topic Area | Situation in combination with: | | | | | | | | |
|--------------------------------|--|--|--|---|---|--|--|---|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| Transportation and Air Quality | The Publication Core Strategy strives to meet the sustainability objectives identified in the SA framework on the topic of transportation and air quality. Overall the policies proposed should have an overall positive impact on transportation. | The neighbouring authorities are at various stages of preparing their Core Strategies. All incorporate the need to deliver sustainable transport methods. This will in turn have a positive impact on improving air quality. | The LTP has a significant positive impact on this topic theme as it promotes the development of sustainable transport methods throughout Greater Manchester. This will contribute to the positive impact of the Publication Core Strategy. | The GMWDPD considers the need to deliver new waste sites in areas that are in sustainable locations. This will contribute to the positive impact on air quality and transportation. | The GMMDPD includes a policy relating to the sustainable transport of minerals, and ensures any negative impacts on air quality are mitigated or avoided. | No specific measures are identified within the Manchester BAP that addresses the need provide sustainable transport and avoid any negative impacts on air quality. | No specific measures are identified within the strategy that addresses the need provide sustainable transport and avoid any negative impacts on air quality. | No specific measures are identified within the LAA that addresses the need provide sustainable transport and avoid any negative impacts on air quality. | A priority as part of the strategy is to deliver transport choices throughout the Borough, which will contribute to the positive impact of the Second Draft Publication. |

| Topic Area | Situation in combination with: | | | | | | | | |
|--|---|--|--|--|---|---|--|--|---|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| Social Equality and Community Services | The Publication Core Strategy strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services. The policies proposed should have an overall positive impact on social equality and community services in the Borough. | The Core Strategy documents prepared by neighbouring authorities all identify improvements to community provisions. This will contribute to the positive impact on the community health in Bury. | The LTP identifies the importance of ensuring that community services are accessible by sustainable forms of transport. This will contribute to the positive impact on social equality and community services in Bury. | The GMWDPD considers the need to deliver new waste sites in areas that are in locations that will not have a detrimental impact on community cohesion. | No specific measures are identified within the GMMDPD that address the need deliver social equality and community services. | No specific measures are identified within the Manchester BAP that addresses the need deliver social equality and community services. | The plan aims to ensure that the health of people living throughout Bury, Tameside and Glossop is improved. This will contribute to the positive impact on social equality and community services in Bury. | The Bury LAA will further contribute to the positive impact on the social equality and community services topic as numerous priority and key actions address the need to deliver community benefits. | The strategy sets out measures that aim to improve the quality of life for people living in Greater Manchester. This will contribute to the positive impact of the Publication Core Strategy. |

| Topic Area | Situation in combination with: | | | | | | | | |
|------------------------------|---|--|--|--|---|--|--|--|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| Local Economy and Employment | The Publication Core Strategy strives to meet the sustainability objectives identified in the SA framework on the topic of local economy and employment. Overall the policies proposed should have a positive impact on local economy and employment in the | All Core Strategies include specific measures within their objectives that aim to improve the local economy. This will contribute to the positive impact of the Publication Core Strategy. | The LTP identifies the importance of ensuring that employment areas are accessible by sustainable forms of transport. This will contribute to the positive impact on the local economy and employment in Bury. | The GMWDPD considers the need to deliver new waste sites in areas that are in locations that will not have a detrimental impact on the economic potential in Greater Manchester. | The GMMDPD will avoid the sterilisation of mineral resources and protect mineral infrastructure, ensuring that economic growth is not constrained by an inadequate provision of minerals. | No specific measures are identified within the Manchester BAP that addresses the local economy and employment. | No specific measures are identified within the plan that addresses the local economy and employment. | A key priority of the LAA is to grow and diversify the local economy of Bury. This will contribute to the positive impact on the local economy and employment in Bury. | The strategy identifies numerous measures that aim to improve the local economy within Greater Manchester. This will contribute towards the positive impact of the Second Draft Publication. |

| Topic Area | Situation in combination with: | | | | | | | | |
|------------|--|---|---|--|--|--|--|---|--|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | Borough. | | | | | | | | |
| Housing | <p>The Publication Core Strategy strives to meet the sustainability objectives identified in the SA framework on the topic of housing. Overall the policies proposed should have an overall positive impact on housing in the Borough.</p> <p>The Core</p> | <p>The Core Strategy documents set out the need to deliver sufficient housing numbers within their locality. This will ensure that housing choice is delivered both within Bury and neighbouring authorities.</p> | <p>The LTP identifies the importance of ensuring that residential areas are accessible by sustainable forms of transport. This will contribute to the positive impact on housing in Bury.</p> | <p>No specific measures are identified within the GMWDPD that addresses the need to deliver housing.</p> | <p>No specific measures are identified within the GMMDPD that address the need to deliver housing.</p> | <p>No specific measures are identified within the Manchester BAP that addresses the need to deliver housing.</p> | <p>No specific measures are identified within the plan that addresses the need to deliver housing.</p> | <p>A key action within the LAA is to widen the choice, availability and quality of housing. This will contribute to a positive impact on the housing topic theme.</p> | <p>No specific measures are identified within the strategy that addresses the need to deliver housing.</p> |

| Topic Area | Situation in combination with: | | | | | | | | |
|------------|--|---|---|--|---|---|--|---|---|
| | The Publication Core Strategy | Neighbouring authorities (Rossendale ¹ , Manchester ² , Salford ³ , Rochdale ⁴ , Bolton ⁵ and Blackburn with Darwen ⁶) | Greater Manchester Third Local Transport Plan 2011/12 – 2015/16 (LTP3) ⁷ | Greater Manchester Waste Development Plan Document (GMWDPD) ⁸ | Greater Manchester Minerals Development Plan Document (GMMDPD) ⁹ | Greater Manchester Biodiversity Action Plan (BAP) ¹⁰ | Joint Strategic Services Development Plan for Bury NHS and Tameside and Glossop Primary Care Trust | Bury Local Area Agreement (LAA) ¹¹ | The Greater Manchester Strategy ¹² |
| | Strategy should result in an increase to the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities. | | | | | | | | |

Appendix 5 – Summary Outcomes of Appraisal Stage 1

The summary tables presented below are taken from the Core Strategy First Stage Issues and Options (June 2006). They show the overall findings from the Sustainability appraisal of the Core Strategy First Stage Issues and Options.

Option 1 – Business as Usual Approach

| SA of the Business as Usual Approach |
|--|
| <p>Overall Synopsis:</p> <p>This option illustrates:</p> <ul style="list-style-type: none"> ▪ Generally positive impacts on the social SA objectives; ▪ Pre-dominantly negative on the environmental SA objectives & ▪ Uncertain outcomes on the economic SA objectives. |
| <p>Social Effects:</p> <ul style="list-style-type: none"> ▪ The business as usual approach in general demonstrates positive impacts in the areas of the provision of good quality, affordable and resource efficient housing, in improving neighbourhood quality and in improving accessibility to essential services. ▪ There would be no significant effects of this option (i.e. it would not have positive or negative effects) upon reducing poverty and social exclusion, in improving education and skills, in reducing crime and in encouraging inclusive communities. ▪ This option also demonstrates uncertain health effects. For example, there is a focus on accessing services rather than pro-actively encouraging people to pursue healthier lifestyles. |
| <p>Environmental Effects:</p> <ul style="list-style-type: none"> ▪ This option illustrates pre-dominantly negative impacts on the majority of the environmental SA objectives. This is because this approach does not include pro-active policies such as the requirement for green design solutions. ▪ This option is also unlikely to reduce our contributions and vulnerability to climate change. ▪ The effect of this option on road traffic would be uncertain, as the proposed policy directions are not strong enough to reduce use of the private car by encouraging the use of more sustainable forms of transport. |
| <p>Economic Effects:</p> <ul style="list-style-type: none"> ▪ Overall, this option reveals uncertain impacts on the economic SA objectives. For example, it is unclear whether this option would be able to deliver sustainable economic growth due to the quality and location of existing employment land and also due to the mechanics of the market. There is also a mis-match between the availability of quality local jobs and the skills of the Borough's population. ▪ This option fails to adequately address the high levels of out-commuting, which therefore has a negative effect upon the SA objective of encouraging efficient patterns of movement to support economic growth. |

Option 2 – Focus on Economic Growth

SA of the Focus on Economic Growth Approach

Overall Synopsis:

This option illustrates:

- Generally **uncertain** impacts on the **social** SA objectives;
- Many **uncertain** impacts on the majority of the **environmental** SA objectives &
- A **mixture of positive with some uncertain** outcomes on the **economic** SA objectives.

Social Effects:

- The impact of this option on the social SA objectives would generally be uncertain, although there are some minor positive effects. For example, this option would clearly increase opportunities for quality employment. It would also have positive impacts upon aspects of our communities in terms of protecting and improving neighbourhood quality.
- It would be uncertain as to whether this option would reduce poverty and social exclusion and whether it would also improve health.

Environmental Effects:

- The focus on economic growth approach demonstrates many uncertain impacts on the majority of the environmental SA objectives. As stated above, this is mainly due to the fact that this option depends upon the mechanics of the market and where businesses would eventually locate in the Borough.
- Some impacts illustrate potentially negative consequences. This is particularly the case where economic developments are located on green field sites.
- Other negative consequences would depend on location. For example, some businesses may cause air quality to deteriorate and may affect sites of ecological and geological importance.

Economic Effects:

- This option demonstrates generally positive Borough wide impacts on delivering sustainable economic growth and in encouraging business investment.
- However, there are some uncertainties as this approach depends on factors that are mainly external to the planning system. For example, this option would depend on market forces which would dictate the type and nature of business investment that occurs.
- Uncertainties exist as to whether this option would encourage sustainable patterns of movement. Potential congestion may create a negative image of the Borough as a business and tourist location.

Option 3 – Concentrated Growth

SA of the Concentrated Growth Approach

Overall Synopsis:

This option illustrates:

- **Uncertain or no effects** on the **social** SA objectives;
- Generally **positive** impacts but showing **uncertainties** as to how effective this approach would be on the **environmental** SA objectives &
- Mostly **uncertain effects** on the **economic** SA objectives.

Social Effects:

- This option shows uncertain or no effects on the majority of the social SA objectives.

For example:

- This approach may not reduce deprivation. The health impacts of this approach may be positive in the north, where open space, sport and recreation sites are protected, but negative in the south, where development would be concentrated.
- This option may also result in the over-provision of certain housing types in certain areas, which may undermine the creation of sustainable communities.

Environmental Effects:

- This option shows some positive impacts on the environment SA objectives, but with many uncertainties.

For example:

- This approach could have positive Borough wide impacts on reducing road traffic, improving water quality, protecting ecological and geological assets and in reducing contributions to climate change. However, these impacts are only positive if there is a shift in attitudes, alongside the implementation of effective environmental measures.
- This approach could have a negative impact upon protecting and enhancing the Borough's local character and distinctiveness. For example, higher density developments in town centres may have negative effects upon areas of historic value.

Option 4 – Focus on Residential Growth

SA of the Focus on Residential Approach

Overall Synopsis:

This option illustrates:

- A mixture of **positive, negative or no effects** on the **social** SA objectives;
- Predominantly **negative** impacts on the **environmental** SA objectives &
- **Mostly negative** effects on the **economic** SA objectives.

Social Effects:

- This option shows a mixture of positive, negative or no effects on the social SA objectives.
- There is a high probability that this approach would result in the provision of good quality, affordable and resource efficient housing in the long term. This approach would also improve the accessibility to essential services and facilities although this may have uncertain secondary effects in the future (future housing areas may be located in more inaccessible areas).
- This option would have negative effects on the achievement of the following SA objectives: reducing poverty and social inclusion, protecting and improving neighbourhood quality and in offering everybody the opportunity of quality employment.
- It would also be uncertain as to whether the health of the Borough's population would be improved under this option.

Environmental Effects:

- The focus on residential approach has mostly negative impacts on the environmental SA objectives.
- This option would be unlikely to reduce road traffic – which has negative impacts upon air quality.
- The strategy for high housing growth would also undermine environmental protection measures and also issues concerning the Borough's natural and built assets.
- This approach would not help to reduce the environmental impacts of consumption due to increased levels of domestic waste.
- Impacts on climate change are also uncertain.

Economic Effects:

- This approach demonstrates mostly negative effects on the majority of the economic related SA objectives.
- Sustainable economic growth would not be achieved, additional levels of out-commuting would create and/or intensify traffic problems.
- This approach would also potentially create a negative image for the Borough as a business location.

Option 5 – Bury as a Sustainable Borough

SA of the Bury as a Sustainable Borough Approach

Overall Synopsis:

This option illustrates:

- A **mixture of positive or no** effects on the **social** SA objectives;
- A high proportion of **positive** impacts on the **environmental** SA objectives &
- Predominantly **positive** effects on the **economic** SA objectives.

Social Effects:

- This approach has a mixture of positive or no effects on the social SA objectives.
- For example, there is a high probability of this approach offering quality employment opportunities and of improving access to good quality, resource efficient and affordable housing.
- This option may also improve the health of the Borough's population, although there are many factors that cause this effect to be questioned into the long-term.
- This approach has no effect on objectives such as improving education and skills, reducing crime and disorder and in creating a sense of community.

Environmental Effects:

- In comparison with the other four options, the Bury as a sustainable approach would have the highest proportion of positive impacts on the environmental SA objectives.
- For example, by pursuing pro-active policies this approach would:
 - reduce the effect of road traffic and associated air quality;
 - seek to reduce the environmental impacts of consumption and
 - seek to pro-actively protect, enhance and restore the Borough's environmental and built assets.
- However, it is useful to note that these predicted impacts are uncertain into the long-term as they depend upon a variety of interlinked factors (for example, the take up of more stringent environmental policy standards by developers).

Economic Effects:

- This option would result in predominantly positive impacts on the majority of the economic SA objectives.
- For example, it would help to deliver sustainable economic development by building upon the knowledge based economy industries.
- However, there is some uncertainty as to the type of employer who may be attracted to the Borough.

Appendix 6 – Summary Outcomes of Appraisal Stage 2

The summary tables presented below are taken from the Core Strategy Second Stage Issues and Options (July 2007). They show the overall findings from the Sustainability appraisal of the Core Strategy Second Stage Issues and Options.

Option 1 – Focus Growth on Regeneration Areas

| SA of Option 1 – Focus Growth on Regeneration Areas |
|--|
| <p><u>Overall Synopsis:</u> This Option illustrates:</p> <ul style="list-style-type: none"> ▪ Generally positive impacts on the social SA objectives with some elements showing 'no impact'; ▪ The Option is positive for focusing development locations accessible for public transport and other services. ▪ A mixture of positive and uncertain impacts on the environmental SA objectives, mitigation measures, additional infrastructure and phasing of development may be required; and ▪ Predominantly positive impacts on the economic SA objectives. |
| <p><u>Social Effects:</u> The impact of this Option on the social SA objectives would be generally positive, particularly in relation to reducing poverty and social exclusion, offering employment opportunities and improving accessibility for all to essential services and facilities.</p> |
| <p><u>Environmental Effects:</u> The impact of this Option on the environmental SA objectives is generally positive and the Option directs new development away from the majority of sensitive sites. Although this Option does flag up several uncertainties particularly in relation to reducing the need to travel (which is reliant upon people making the choice to utilise sustainable forms of transport), improving air quality, protecting and enhancing local character and reducing vulnerability to climate change such as an increased flood risk in Bury and Radcliffe. There may also be environmental infrastructure issues associated with focusing new development into specific areas. This Option also generates a potentially negative impact on air quality given that growth will be</p> |

accommodated in areas that are currently identified as Air Quality Management Areas and such growth has the potential to increase traffic volumes in these areas. Mitigation measures would be required.

Economic Effects:

The impact of this Option on the economic SA objectives is predominantly positive particularly in relation to reducing disparities in economic performance, encouraging efficient patterns of movement in support of economic growth and developing and marketing the image of the Borough. The only uncertainty concerns the long term impact on exploiting the growth potential of business sectors.

Option 2 – Spread Growth throughout the Borough

SA of Option 2 – Spread Growth Throughout the Borough

Overall Synopsis:

This Option illustrates:

- A mixture of positive, uncertain, 'no impact' and potentially negative impacts on the social SA objectives;
- A notable amount of negative impacts on the environmental SA objectives in particular regarding air quality and reducing the need to travel and mitigation and compensation measures would be required for this Option; and
- Predominantly positive but with a few uncertain and negative impacts on the economic SA objectives.

Social Effects:

This Option has generated a mixture of potential impacts against the social SA objectives. There are positive impacts in relation to reducing poverty and social exclusion; improving accessibility to good quality, affordable and resource efficient housing; reducing levels of crime and fear of crime; and offering opportunities for quality employment. There are uncertainties with regard to the potential impact on physical and mental health and reducing health inequalities given that health problems tend to be concentrated within the Borough's most deprived areas. Potential negative long term impacts against the objective to improve access for all to essential services and facilities were highlighted given that development could be accommodated in less accessible locations (for public transport) and more outer-lying areas in the longer term.

Environmental Effects:

This Option generates a relatively high level of potentially negative impacts when assessed against the environmental SA objectives. In particular, potentially negative impacts were highlighted in relation to reducing the need to travel, protecting and improving air quality over the short, medium and long term primarily given that this Option promotes a more dispersed pattern of growth which could result in it occurring in less accessible locations. Other potentially negative impacts occur against objectives for biodiversity, protecting and enhancing local character and reducing vulnerability to climate change and increasing flood risk. Potentially positive impacts of note include those on managing waste and conserving soil resources and reducing land contamination, although with all of these there are uncertainties in the medium to long term.

Economic Effects:

This Option generates potentially positive impacts on the economic SA objectives in respect of exploiting the growth potential of business sectors; reducing disparities in economic performance; and in

developing and marketing the image of the Borough. Potentially negative impacts occur in relation to encouraging efficient patterns of movement in support of economic growth given that under this Option growth may potentially occur in less accessible locations within the Borough. This Option may also spread the potential for growth too thinly across the Borough and away from areas needing regeneration.

Option 3 – Concentrate Growth in the South with Restraint in the North

SA of Option 3 – Concentrate Growth in the South with Restraint in the North

Overall Synopsis:

This Option illustrates:

- A mixture of positive and uncertain impacts on the social SA objectives with several elements showing 'no impact';
- It was noted that not all areas in the identified growth points are accessible to public transport.
- A notable amount of uncertain impacts on the environmental SA objectives; and
- Predominantly positive impacts on the economic SA objectives.

Social Effects:

This Option has generated mixed findings in respect of the potential impacts on the social SA objectives. None of these impacts were negative however. Potentially positive impacts were noted against objectives to reduce poverty and social exclusion; to improving access to good quality, affordable and resource efficient housing; to reduce levels of crime and fear of crime; and offering everybody the opportunity for quality employment. It was noted that not all areas within the identified growth points are accessible to public transport facilities.

Environmental Effects:

This Option has generated uncertain findings in respect of the potential impacts on the environmental SA objectives. Although there are several potentially positive implications these are mostly only identifiable in the short/medium term with the longer term implications being more uncertain. This Option has highlighted one potentially negative impact in the short term in terms of protecting and improving air quality. This Option seeks to focus growth in the main transport corridors in the south of the Borough – areas that currently suffer from the most significant problems of air quality. There may also be environmental issues associated with focusing new development into specific areas and certain developments may need to be phased. Focusing development into the south of the Borough in particular Prestwich may impact on an identified major aquifer.

Economic Effects:

This Option generates potentially positive impacts on the economic SA objectives in respect of exploiting the growth potential of business sectors; reducing disparities in economic performance; and in developing and marketing the image of the Borough. More uncertain

impacts occur in relation to encouraging efficient patterns of movement in support of economic growth given that under this Option growth may potentially occur in less accessible locations within the Borough.

Appendix 7 – Summary Outcomes of Appraisal Stage 3

The summary tables presented below are taken from the Core Strategy Preferred Options SA report (May 2008). They show the overall findings from the Sustainability Appraisal of the Core Strategy Preferred Options.

Preferred Options Policy Appraisal – Summary Findings: Spatial Policy Directions

Summary Findings: SD1 – Locational Strategy

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

The key sustainability issues with Policy SD1 are associated with the concern about accessibility and sustainable transport in the north of the Borough. The policy allows development in the least accessible part of the Borough which, if the new development does not result in the creation of sustainable communities in places like Ramsbottom and Tottington, could create further out-commuting by car from the north of the Borough to the south and to Manchester. This would clearly have a significant negative impact. To a degree, even with the most sustainable development and improved sustainable transport in the north of the Borough, this issue is out of the control of planning policy because it relies upon individual residents choosing to not use their cars and choosing to work and spend their leisure time locally. However, assuming the best of the population of Bury, this policy could result in the creation of six sustainable communities in the six towns of Bury, providing people with the opportunity to work in the same settlement as they live, reducing travel between the towns and to neighbouring Authorities and all the negative environmental impacts that come with private transport. Ultimately, this issue is an area of uncertainty.

Other key issues include the general impact of new development on environmental resources, particularly in the long-term, although this impact is uncertain and much will depend on how well restrictive policies on greenfield land are enforced and what mitigation is required by other policies and LDDs. New development invariably generates negative environmental impacts and the appraisal of Policy SD1 reflects this. Issues of air quality, water quality and waste management are particularly highlighted and there is again the potential impact of poor sustainable transport connections with the north of the Borough. However, many of these impacts can be mitigated for and the appropriate management of new development can even avoid some of them altogether. There is also quite a bit of uncertainty in relation to some of the environmental objectives as it is often the specific details of new development, not the strategic concept of it, that generates adverse impacts on the environment.

The economic and social impacts of Policy SD1 are generally positive, although they involve some uncertainty. The social impacts of Policy SD1 are generally positive as new development spread across the Borough will generally mean that all parts of the Borough will benefit from growth and development. However, there is a need to ensure through more specific policies elsewhere in the Core Strategy and other LDDs that the new development is located appropriately and is supported by the necessary infrastructure so as to ensure the maximum social benefits of the new development.

The economic effects of Policy SD1 are generally positive as new development generally facilitates economic growth and prosperity. The policy also seeks to spread the benefits across the Borough, reducing economic disparities (although certainty in long-term effects is difficult). The long-term economic impacts of this policy in general are uncertain because it spreads new development across the Borough and there are concerns that this may mean that those areas that need the benefits most do not receive enough new development. However, assuming that the concerns about accessibility in the north of the Borough do not come to fulfilment, the effects are likely to be positive overall. New development needs to be managed so as to bring the right sort of economic development to the right locations and so maximise the benefits for all.

Ultimately, with such a strategic policy as this, the nature of its impacts will be decided by other, more specific policies elsewhere in the Core Strategy, in other LDDs and in other non-planning policy documents and strategies. It will be these that influence how new development is delivered in the broad locations identified in SD1. Therefore, the key area of mitigation is to ensure that these other policies and guidance are identified and applied to new development. If they are, the impact on sustainability of Policy SD1 will be largely positive.

Summary Findings: SD2 – Bury Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD2 generally has a positive impact, with the only negative effects being those typically related to new development such as those affecting water and air quality and waste management, all of which can be mitigated for on a specific development basis or in a co-ordinated strategic manner.

Positive social impacts include new employment opportunities for all and accessible by all, new urban living housing provision and wider community benefits as a secondary and cumulative effect of the new development.

Environmental impacts are mixed, with the aforementioned negative impacts that can be mitigated for, and more positive effects such as re-use of PDL, improved townscape character and the encouragement of more sustainable transport use. Impacts on climate change are more uncertain.

Economic impacts are highly positive, leaning toward very high in the long-term as an improved town centre will boost the economy in a number of ways. However, it is uncertain whether a focus on the town centre would reduce disparity in economic performance across the Borough, but other policies for other key centres should counter this.

Summary Findings: SD3 – Ramsbottom Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD3 has quite a mixed impact on sustainability.

SD3 generally has no social impact or slight positive social impacts, including new employment opportunities for the north of the Borough that are reasonably accessible and wider community benefits as a secondary and cumulative effect of the new development.

Environmental impacts are mixed, with the negative impacts on water quality, air quality and waste management (all of which can be mitigated for), and more positive effects such as re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Economic impacts are also quite mixed with highly positive impacts in relation to growth potential and developing the image of the Borough. However, there are some negative impacts on disparities in economic performance and efficient patterns of movement in support of economic growth because the policy promotes economic development in a part of the Borough that is one of the more wealthy parts of the Borough and is the least accessible. Therefore, economic growth in Ramsbottom only benefits Ramsbottom, possibly to the detriment of other, more deprived centres and areas, such as Radcliffe.

Overall, the promotion of Ramsbottom as a key centre and location for development has positive impacts on the north of the Borough but there are issues with public transport accessibility and concerns that the policy could reduce levels of development in other parts of the Borough where it is needed more.

Summary Findings: SD4 – Radcliffe Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD4 has a generally positive impact, particularly in relation to social and economic objectives. In the mid- to long-term, all the economic and social impacts were effected positively, with regeneration bringing a whole range of direct and indirect benefits, particularly in light of Radcliffe's high accessibility from other parts of the Borough.

Environmental impacts are mixed, with potential negative impacts on water quality, air quality and waste management (for all of which mitigated can be proposed), and more positive effects such as reducing the need to travel, promotion of sustainable transport, re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Overall, the promotion of Radcliffe as a key centre and location for regeneration has positive sustainability impacts on the Borough in general and is ensuring that development happens in one of the areas of the Borough where it is needed most.

Summary Findings: SD5 – Prestwich Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD5 has generally positive impact. SD5 by and large has positive social impacts, including increased housing, new employment opportunities that are accessible, improved neighbourhood quality and accessibility to services and wider community benefits as a secondary and cumulative effect of the new development, or no social impacts.

Environmental impacts are mixed, with the negative impacts on water quality, air quality and waste management (all of which can be mitigated for), and more positive effects such as sustainable transport choice, reducing the need to travel, re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Economic impacts are also quite mixed with positive impacts in relation to growth potential, efficient movement related to economic growth and developing the image of the Borough but negatives impacts on reducing disparities in economic performance across the Borough due to the fact that Prestwich is already performing reasonably well in economic terms and so focusing economic growth in Prestwich may be to the detriment of areas of greater economic need. However, the good accessibility of Prestwich from many of the deprived parts of the Borough may counter this negative effect somewhat.

Overall, the promotion of Prestwich as a key centre and location for development has positive sustainability impacts but there are concerns that it could reduce levels of development in other parts of the Borough where it is needed more.

Summary Findings: SD6 – Tottington Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD6 has limited positive impacts due to the small-scale that new development is likely to take and the limited role Tottington can have in the Borough but it does have the potential to have some significant negative impacts, relative to the scale of the key centre, due to its inaccessibility and almost rural location.

SD6's social impacts are generally positive but small and longer-term and there is a neutral impact on some objectives.

Environmentally, the impacts of SD6 are either negative or uncertain, with the exception of a positive impact on townscape character. This due to the key centre's poor access to sustainable transport modes and the likelihood that development may well have to take place on greenfield land due to the lack of PDL. However, some of these impacts can be mitigated for.

Economically, SD6 can only have limited positive impacts because of its small size but has some significant negative impacts in that it may increase economic disparity between the north and south of the Borough and encourage inefficient movement associated with economic growth due to its poor accessibility to other parts of the Borough and the fact that Tottington itself is already performing well economically. Therefore, economic growth in Tottington only benefits Tottington, possibly to the detriment of other, more deprived centres and areas, such as Radcliffe.

Overall, Policy SD6 is not the most sustainable option. It is clear that it is a district centre and needs the facilities and services to maintain that role effectively, but it might be better to focus this on solely serving the existing purpose and population and not expanding the key centre given its unsustainable location.

Summary Findings: SD7 – Whitefield Key Centre

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD7 has quite a mixed but a generally positive impact on sustainability.

SD7 has positive social impacts, including increased housing, new employment opportunities that are accessible, improved neighbourhood quality and accessibility to services and wider community benefits as a secondary and cumulative effect of the new development, or no social impacts.

Environmental impacts are mixed, with negative impacts on water quality, air quality and waste management and more positive effects such as sustainable transport choice, reducing the need to travel, re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Economic impacts are also quite mixed with positive impacts in relation to growth potential, efficient movement related to economic growth and developing the image of the Borough but could have negative impacts on reducing disparities in economic performance across the Borough because it is an area-specific policy. However, the complementarities of other spatial policies may limit this.

Overall, the promotion of Whitefield as a key centre and location for development has positive sustainability impacts and it will particularly benefit the south of the Borough but there is the possibility that it could reduce levels of development in other parts of the Borough where it is needed more.

Summary Findings: SD8 – Promoting Regeneration in East Bury

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD8 has a generally positive impact, particularly in relation to social and economic objectives. In the mid to long-term, all the economic and social impacts were effected positively, with regeneration bringing a whole range of direct and indirect benefits.

Environmental impacts are mixed, with negative impacts on water quality, air quality and waste management (all of which can be mitigated for), and more positive effects such as reducing the need to travel, re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Overall, the promotion of East Bury as a regeneration area has positive sustainability impacts on the Borough in general and is ensuring that development happens in one of the most deprived areas in the Borough where it is needed most.

Summary Findings: SD9 – Promoting Regeneration in Inner Radcliffe

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD9 has a generally positive impact on sustainability, particularly in relation to social and economic objectives. In the mid- to long-term, all the economic and social impacts were effected positively, with regeneration bringing a whole range of direct and indirect benefits, particularly in light of Radcliffe's high accessibility from other parts of the Borough.

Environmental impacts are mixed, with the negative impacts on water quality, air quality and waste management (all of which can be mitigated for), and more positive effects such as reducing the need to travel, promotion of sustainable transport, re-use of PDL and improved townscape character. Impacts on climate change are more uncertain.

Overall, the promotion of Radcliffe as a location for regeneration has positive sustainability impacts on the Borough in general and is ensuring that development happens in one of the areas of the Borough where it is needed most.

Summary Findings: SD10 – Promoting Regeneration in Other Areas of Deprivation

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD10's impact is quite mixed, with several neutral impacts, mainly due to the fact that it does not necessarily promote development in the areas of deprivation themselves but stresses more the need to improve accessibility to employment opportunities and services and facilities. This does not exclude new development within the areas but there are limited opportunities for non-housing developments in the Besses and Rainsough areas. This approach will require careful planning as development in accessible locations to both areas, such as Prestwich, needs to be managed so as to facilitate employment opportunities and service provision for the residents of Besses and Rainsough as well as meet the needs of Prestwich residents. How this can be ensured is questionable.

Social and economic impacts are either positive or neutral with the objectives of increased employment opportunities, accessibility and economic growth among the positively effected. Environmental impacts are very mixed with some uncertainty, although all negative impacts can be mitigated for.

Summary Findings: SD11 – Sustainable Transport Corridors

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

Policy SD11 has positive or very positive impacts on every objective it is relevant to, whether socially, environmentally or economically. However, it could have an even more positive effect by seeking to expand the STC. This could be done in two ways. Firstly, more explicit reference to cycle ways could be incorporated in the policy and the cycle ways themselves could form additional parts of the STC. Secondly, the policy, or others in its stead, should seek to improve sustainable transport provision so that it serves all built-up areas of the Borough, so addressing any concerns of inequality.

A further improvement could be to breakdown the STC into different levels of accessibility. The reality of the situation in Bury is that, even in the built-up areas, the north is perceived as less accessible and yet Plan 6 in the Core Strategy Preferred Options Report makes it appear to be as accessible as the south of the Borough. The perception that the north is less accessible is due to the fact the STC is centred on Bury town centre as far as the northern parts of the Borough are concerned.

Unlike the south of the Borough, which has direct access to both Bury town centre and Manchester (and other areas nearby and across the Greater Manchester conurbation) via a single journey, anyone travelling beyond Bury town centre from the north of the Borough must change between buses or from bus to metrolink at least once to reach their destination (e.g. Manchester). Therefore, there are clearly distinctions within the STC that should be drawn out to reflect those routes that are purely internal within the Borough and those that involve a direct link to major locations outside the Borough (e.g. Manchester, Bolton and Rochdale).

Summary Findings: SD12 – Development in Local Urban Neighbourhoods

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy)

Policy SD12 has limited impacts due to the small-scale that new development is likely to be and of the Local Urban Neighbourhoods themselves. However, it does have the potential to have some significant cumulative negative impacts because it involves lots of small impacts across the entire Borough.

SD12's social and economic impacts are generally neutral with some longer-term positive impacts.

Environmentally, the impacts of SD12 are quite mixed, with quite a bit of uncertainty due to every Local Urban Neighbourhood being different. However, there are some significant positive impacts, such as reducing the need to travel and, because of this, reducing contributions to climate change.

Summary Findings: SD13 – Open Land

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

In economic and social terms, Policy SD13 has limited impacts and what negative impacts it has are related to the necessary restriction of development.

Environmentally, SD13 affects virtually every objective in a positive manner, as it seeks to preserve the natural environment.

Summary Findings: SD14 – Village Settlements

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

In economic and social terms, Policy SD14 has virtually no impacts. Environmentally, SD14 affects virtually every objective in a positive manner, as it seeks to preserve the natural environment and the integrity and character of the villages.

Summary Findings: SD15 – Green Infrastructure

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

In economic and social terms, Policy SD15 has limited impacts but can have positive impacts on health, neighbourhood quality, accessibility to services and the image of the Borough. Environmentally, SD15 affects virtually every objective in a positive manner, as it seeks to preserve the natural environment and promote access to attractive green space.

Preferred Options Policy Appraisal – Summary Findings: Core Policy Directions

Summary Findings: CD1 – Making Efficient Use of Land and Resources

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The social impacts of Policy CD1 are generally positive, although sometimes uncertain, as new development focused towards regeneration areas should help to improve the built form in these areas. A positive impact will be dependent however, on how other more specific policies in the LDF are implemented, and the assessment reflects this. It will be important that a focus on Bury town centre as the primary location for new development, does not result in 'gentrification' of the deprived areas in East Bury ward, which would result in even higher levels of social exclusion.

The policy should have predominantly positive environmental impacts, in that it directs development away from open space and the greenbelt, where the majority of sites of biodiversity value are located, and should help to improve the environmental quality of these areas. It also encourages the prudent use of resources, through the reuse of land/buildings and infrastructure. However, there is potential for negative impacts on environmental quality, if increased compactness/density of development in those identified areas, is not accompanied by policies which ensure that adequate amenity space/play space etc is provided, biodiversity values in urban areas protected, and that increased density does not have impacts on air quality and water quality – for example through increased impermeable surfaces/hard-standing – and potential impacts in terms of increasing vulnerability to climate change. A policy to regulate emissions to air will be necessary to ensure that increased density does not result in reduced air quality in urban areas. If development is to be focused along transport corridors, it will also be necessary to implement a policy to ensure that the inhabitants of that development are not subjected to poor air quality as a result. Policies to protect, enhance and replace, where necessary, ecological values in urban settings will need to be developed, as these values will be subject to greater stress/potential loss of habitat from denser development and increased contact.

The potential impact of poor sustainable transport connections with the north of the Borough is another issue flagged elsewhere in this appraisal. However, many of these impacts can be mitigated for and the appropriate management of new development can even avoid some of them altogether. There is also quite a bit of uncertainty in relation to some of the environmental objectives as it is often the specific details of new development, not the strategic location policy, that generates adverse impacts on the environment.

The economic effects of Policy CD1 are generally positive as new development generally facilitates economic growth and prosperity, and it is more efficient to direct this to areas with existing infrastructure/buildings. However, it is sometimes less cost-effective to reutilise existing buildings, and this will need to be taken into account. The policy also seeks to spread the benefits across the Borough, reducing economic disparities (although it is rather unclear whether this will work in the long-term). The long-term economic impacts of this policy in general are uncertain because it spreads new development across the Borough and there are concerns that this may mean that those areas that need the benefits most do not receive enough new development. There is also the concern that new employment sites are restricted to Bury and Radcliffe, which will not address problems in Prestwich or Whitefield - and will thus generate further travel to work movements – which is completely counter-intuitive to the objectives of this policy. New development needs to be managed so as to bring the right sort of economic development to the right locations and so maximise the benefits for all.

This policy could have a positive or negative effect on landscape/townscape character, depending on how it is implemented in conjunction with other policies in the plan – for example policies on design – character, context, Conservation Area policy etc. It may be difficult to protect the distinctiveness of certain townscape character areas, if these are based on certain patterns/densities of development/layout etc and increasing volumes of development are directed there. However, on the other hand, it should assist to protect the distinctiveness of open spaces and greenbelt, by directing development away from these areas. A policy safeguarding those landscape and townscape character areas which are recognized as being of particular value, for historic/cultural reasons etc, will be required to ensure that this policy does not have a negative effect, i.e. by altering traditional patterns of development, density etc.

This policy will be more effective if implemented in conjunction with policies relating to sustainable construction/design, and promoting the re-use of construction materials, rather than demolition and replacement.

Summary Findings: CD2 – Design and Layout of New Developments

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scored positively on all the social and environmental SA objectives and tended to have no direct influence or effect on economic SA objectives.

This policy should have a significant positive influence on the social aspects of sustainability, by improving the overall design of new developments, it will address some of the wider determinants of health, through addressing issues such as impacts on amenity, the quality of the public realm, actual and perceived opportunities for crime, access to opportunities for physical activity.

This policy should have a significant positive influence on the environmental aspects of sustainability, in that it should improve the sustainability of new developments, increasing their useable life, reducing their vulnerability to climate change and incorporating features which reduce the carbon footprint.

This policy has a more tenuous link with the economic aspects of sustainability, and to a large extent will not influence such aspects, other than that an improved built environment which is coherent, well designed for its purpose, accessible and useable should improve perceptions of the borough, and thereby indirectly encourage businesses to stay or relocate there.

The wording of this policy could be strengthened – ‘pay specific and careful attention to’ does not necessarily tie an applicant into providing for such aspects. Perhaps “... the intended policy would require proposals to demonstrate the highest quality in ...” would be an alternative, firmer wording. In the final wording of the policy it might be useful to group various elements of the policy together into sub-sets to make it more coherent. It would also be useful to reference or direct the reader to related policies that provide more detail.

This policy will need to be strengthened / supported by more detailed policies which address each of the elements of this policy – at this point implementation of the policy would be very difficult to monitor.

It may be useful to supplement this policy with a supplementary planning document which gives guidance on how to implement or provide for the various elements of this policy – e.g. sustainable design, renewable/low carbon energy, designing out crime etc.

Summary Findings: CD3 – Regenerating the Local Economy

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scored mainly positively on the economic and social objectives, although some of these will be dependent on the way the policy is implemented. There was less of a clear link or effect on the environmental SA objectives.

There are a number of sources of uncertainty with this policy. Perhaps the most fundamental, is the ability to bring forward employment land to deliver this policy, given the pressures from higher land values for conversion. This is especially difficult given the generally small size of the employment land sizes, and often their relative isolation from other sites. Council may therefore need to take a more proactive approach outside the realms of the LDF, for example in terms of land/site assembly, provision of infrastructure, rental breaks or lease agreement initiatives, assistance with provision of necessary infrastructure/land remediation etc, use of s106 contributions to assist with such initiatives.

Another concern is the assumptions that the Council will be able to attract higher paying employers into the Borough, a fact that is by no means certain, particularly given Bury's context within the wider Manchester City Region, and the fact that other boroughs will also be competing for such firms.

A positive effect will be dependant on the overall pattern of development that emerges in the borough, re the relationship between homes, jobs and services, and the transport networks that connect them. This will be the sum result of a number of policies working together and in particular the spatial direction policies. It is also reliant on employment sites coming forward in those areas where they are sustainable in transport terms – there is currently an imbalance between availability of sites and those places where the policy is seeking to direct employment – which will result in some level of commuting – what is not known, is how much this will be off-set by the reduction in longer out-commuting journeys beyond the borough boundaries.

The policy does not state how it will 'support the vitality and viability' of the retail hierarchy – it also needs to define how this is measured.

Similarly, no detail is offered as to how rural enterprise will be encouraged and diversified and what sorts of employment would be encouraged in rural areas.

Increasing economic prosperity may have a counter negative impact in terms of increasing the desirability of locations, and thus the cost of housing in those areas. It will thus always be important to monitor house prices/affordability, and ensure a percentage of all new housing meets affordable housing needs.

The success of this policy will be dependant on the ability of people within local communities to access the new jobs that are generated - some deprived communities are not targeted for economic growth, and may conversely experience a drop in community welfare and equality of opportunity. Issues such as access to work for parents with childcare responsibilities, people with disabilities/limiting long term illness, ethnic minority groups, are not addressed by this policy and would need to be addressed elsewhere in the plan.

The juxtaposition of different use classes in relation to employment land/residential will need careful management if employment is to be more dispersed across the borough, with concentrations in Bury and Radcliffe, which are already likely to be subject to poor neighbourhood quality. Need to ensure that more polluting employment uses do not end up predominantly located in these 'cheaper' areas (in terms of rent/land value), further bringing down neighbourhood quality.

Summary Findings: CD4 – Retailing Centres

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scored positively on the social and economic SA objectives, but had less of a clear link or effect on most of the environmental SA objectives, particularly those relating to air and water quality and minimisation of resources.

There is a degree of uncertainty and a certain assumption made, that the Council will be able to influence market forces, in terms of attracting new retailers, employers, service providers into the town centres. There is a bit of a 'chicken and egg' situation here, in that retailers are more likely to be attracted into centres which are already thriving and attracting good levels of footfall... and are unlikely to take a risk on a centre which is seen to be in decline or suffering from poor patronage. Therefore, actions outside the LDF process will also need to be instigated by the Council in order to bring about the policy approach set out in this policy.

It may be useful to rephrase the clause regarding Local and Neighbourhood centres, to clarify that while the Council will seek to retain retailing as the predominant use, other uses such as may be usefully found in town and district centres will also be encouraged to locate in the centres. This policy should assist to off-set and balance the negative effect identified in the analysis of Policy CD3 regarding the lack of industrial employment opportunities in Radcliffe to address regeneration needs, by ensuring other jobs are generated, for example in the service/retail sector. However, the multiplier effect is likely to be less powerful, without large employers to generate a demand for goods and services.

The Town Centre Strategies will be a crucial mechanism in ensuring the successful implementation of this policy.

Summary Findings: CD5 – Delivering a Sufficient Supply of Housing to Meet Needs

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scored negatively on the SA objective relating to vulnerability to climate change (16) and negatively, or potentially negatively, on the SA objective relating to air quality (12). Otherwise, it scored positively on the economic and social SA objectives, apart from education, where there was no clear link and (19) where there is a conflict between competing uses of land for employment and housing purposes.

As indicated by the scoring, there are some potential conflicts arising from the implementation of this policy alongside policies relating to other land uses. The most problematic is the approach to employment land policy, and the very real potential for employment and housing land uses to compete for sites within regeneration areas, to the detriment of longer term sustainability. This will be difficult to resist, as housing has a much higher premium. The Council will need to be very strong in resisting pressure for conversion of employment sites to housing, as the provision of local employment will be crucial in ensuring the other wider benefits of the strategic policy approach – for example town centre regeneration, reduction in out-commuting etc, are achieved.

Also key to successful delivery of this policy is the need to ensure that development for developments sake is resisted... ensuring that where new housing development does come forward, it meets the various design standards to ensure a higher standard of living, and the right mix and tenure of housing is delivered, otherwise the current imbalance between high house prices and low wages experienced in the borough will be further entrenched.

This will to a large extent be influenced by the success of detailed Development Control policies in regulating the design, layout and construction of new housing in the borough and in relation to affordable housing tenure and mix.

The majority of AQMAs in the borough cover Bury East, Whitefield, Unsworth and Prestwich. Bury East is also a key regeneration area and the focus of much of the proposed new housing – which raises a potential social sustainability issue. To mitigate the negative effects of locating new housing in areas of poor air quality, stringent policies will be needed to ensure new housing is designed in such a way that it does not expose new residents to poor air quality. Buffers, tree planting etc, should also be incorporated where the quality issue is transport related. However while this will initially have a negative effect, this position should improve over time, as a more sustainable pattern of development is built up and there is reduced reliance on the motor vehicle for journeys to work/leisure/shopping.

With respect to vulnerability to climate change, this is an additional sustainability concern in relation to Bury and Radcliffe, which are identified as being the areas where housing development will be concentrated by this policy. The majority of properties located within Flood Zone 2 are located in Bury and Radcliffe, where localised high intensity downpours are likely to cause flooding from principal rivers, and the impact of flooding can be much more extensive as floodplain is generally larger and has the potential to affect more properties.

Summary Findings: CD6 – Delivering Safe, Healthy and Inclusive Communities

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scored positively on the social and economic objectives. There tended to be no clear link or effect on the environmental SA objectives.

The success of this policy will be heavily reliant on other policies in the LDF working in tandem to support the regeneration of housing, town centres, employment – and which stimulate opportunities (through new development) to address issues such as access to sport and recreational facilities, improved community facilities etc. A community infrastructure levy or similar, would assist to achieve these objectives. Until such a levy is introduced, S106 agreements will be critical to achieving success in this respect.

The policy should have a positive effect in terms of reducing economic disparities within the borough by providing residents with the facilities they need to be healthy, safe and educated – and thus more able to participate in economic activity/employment. However, as discussed in the analysis of policies CD3 and CD4, there is a potential sustainability issue in relation to the allocation of employment land and identified regeneration areas for housing – which are not necessarily in the same place, and will generate some commuting – although this should be off-set by a reduction in out-commuting beyond the borough borders.

This policy does not mention access to healthy food options, for example, providing local opportunities to grow food in community allotments. It is recommended that this issue is included within the policy.

Summary Findings: CD7 – Open Space, Sport and Recreation

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scores positively in terms of the social, economic and environmental SA objectives – with the exception of SA objectives on education (3) where there is no clear link, and (4) access to quality housing – again, where there is no clear link. With respect to SA objective (13) there is a potential for a negative impact, depending on how the policy is implemented – this relates to improving accessibility to features of biodiversity value. Where these features are sensitive to human contact, it will be necessary to stipulate in the standards, measures to mitigate or prevent the impacts of increased human presence.

The policy will have a positive secondary effect on economic objectives, in particular by providing opportunities for diversification of the rural economy, and growing economic activity related to green infrastructure management.

The implementation of this policy will rely to some extent on the ability to secure improvements/new assets through such mechanisms as s106 contributions or a future Community Infrastructure Levy?

Summary Findings: CD8 – Managing Environmental Assets and Improving Environmental Quality

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The effects of this policy on the SA objectives are predominantly positive or else there is no clear link or effect on SA objectives. There should be a very positive impact on all the environmental SA objectives.

The Planning Bill currently contains clauses for a community infrastructure levy – which may supersede or replace the proposed infrastructure levy that Bury is proposing. Such an approach will need to be supported by a transparent system which demonstrates how the levy has been arrived at, and what it will be spent on.

Summary Findings: CD9 – Managing Travel Demand and Improving Accessibility

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This policy scores positively in relation to most of the social, environmental and economic SA objectives where it has a clear effect on these. There is no clear link or direct effect on many of the SA objectives, although of course, transport is a key secondary factor/element in delivering sustainable development.

This policy is essentially a repetition of Policy CD1, and could easily be amalgamated into CD1 in its current form. This is recommended, as it will highlight the essential need to coordinate land use development and the transport network. Issues regarding safety of the public transport network could easily be covered by lower level development management policies.

Preferred Options Policy Appraisal – Summary Findings: Development Management Policy Directions

Summary Findings: DM1 – Planning Obligations

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The economic, social and environmental impacts of Policy DM1 are generally positive, although they involve some uncertainty.

This Policy will positively support economic SEA/SA Objectives 19 and 21 although recognition needs to be made that inequalities will still remain within the Borough and within the wider Manchester city region. Mixed effects may be generated on economic SEA/SA Objectives 22 and 20 as excessive planning obligations have the potential to discourage development through increased costs to businesses. However, such obligations could create an attractive environment, thereby attracting further inward investment.

This Policy has a positive effect on social SEA/SA Objectives 1, 2, 4 and 9 as it ensures (through developers' contributions) opportunities to provide for and increase accessibility to community, social, educational and healthcare facilities. Mixed effects will be generated in relation to social SEA/SA Objective 3. Consideration should be given to both the provision of local labour and training initiatives as this could provide opportunities for communities to gain necessary qualifications in order to work.

This Policy has a positive effect on environmental SEA/SA Objectives 10, 13, 14, 15 and 16. Planning obligations are likely to be required for all additional infrastructure, facilities, and environmental protection measures for sustainable development of employment land. However the effects are uncertain and dependent on the scale, nature and location of development. In addition, mixed effects will be generated in relation to environmental Objectives 11 and 12. Consideration should include appropriate measures in relation to landscaping and protection of architecture and heritage where appropriate. Consideration also needs to be given to the need to support energy conservation, promote renewable energy schemes and encourage developers to implement water saving measures.

In addition to this Policy there is also the need to develop a transparent method of monitoring developer contributions, including the type of contribution received, the amount and source of contributions, how contributions have been spent and the spatial location of contributions in order to ensure the successful implementation of this Policy and to identify any potential unforeseen adverse affects.

The implementation of this Policy will be via a separate Planning Obligations SPD and the Site Allocations DPD.

This policy is likely to be amended to take account of the Government's proposals for a Community Infrastructure Levy.

Summary Findings: DM2 – Improving the Environmental Performance of New Development

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This Policy should positively support the environmental SEA/SA objectives as it seeks to minimise energy demand, improve energy efficiency and promote renewable energy technologies. Under this policy, all new developments will be required to incorporate high quality design and sustainable forms of construction in order to enhance the built environment and support economic, social and environmental objectives for achieving sustainable development. This should make a positive contribution towards improving/maintaining townscape and landscape quality. This policy also requires developments to incorporate pollution control measures in respect of air, water and noise making a positive contribution to a reduction.

Further to this, encouraging the reduction of consumption in households and businesses through the implementation of energy efficiency measures, should result in a reduction in greenhouse gas emissions, and generally make a positive contribution to developing a managed response to the effects of climate change.

This Policy is very compatible with developing a more sustainable economy, including efficient resource use. However the appraisal has highlighted the potential for design policies / climate change remediation costs to reinforce spatial distinctions between deprived and less deprived areas. Moreover, the fact that the Policy only applies to new build development is a potential weakness in terms of equality.

Whilst this Policy will seek to minimise the consumption of natural resources, further consideration could be given to maximising opportunities, where practical and economically viable, to use recycled materials and materials from renewable sources in construction of new development. Consideration should also be given in relation to SEA/SA objective 10, to the need to reduce vehicular trips during construction, potentially adding a clause to ensure that building materials are sourced locally and for the potential of new development to design out the need to travel, encourage walking and cycling, encourage public transport use and accommodating private cars in a way that minimises their impact and promotes a reduction in their use.

This Policy will have a generally positive impact on the social SEA/SA objectives, as it will improve local neighbourhood quality and it will contribute to the reduction of the fear of crime through good design and the creation of high quality spaces and is likely to have a positive effect on personal health and well-being.

This Policy is not likely to significantly influence economic SEA/SA Objectives other than an improved local environment is likely to improve investor and resident perceptions of a place by raising confidence in the area, thereby attracting further inward investment. Whilst this Policy may support the generation of employment opportunities related to the construction, operation and maintenance of new development and renewable energy developments, whether these are high quality employment opportunities is uncertain. In addition, the siting of some developments may generate mixed effects, either attracting or detracting visitors depending on the nature of the source in question.

The likelihood of this policy having significantly positive effects on the SEA/SA objectives will depend on other policies within the Core Strategy, emerging DPDs and the introduction and use of Supplementary Planning Documents.

Consideration should be given to supplementing this Policy with one or more supplementary planning documents which give guidance on how to implement or provide for the various elements of this policy – e.g. sustainable design and renewable/low carbon energy.

In the final version of the Policy the status of the North West Sustainability Checklist for Developments needs to be confirmed and a description of where you can access it should also be included.

Summary Findings: DM3 – Primary Employment Areas and Employment Development Areas

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This Policy should positively support all of the economic SEA/SA objectives, particularly SEA/SA objective 19 – 'To exploit the growth potential of business sectors', as it seeks to maintain and stimulate economic development and employment as well as contributing to the provision of adequate premises to support the economy. It will ensure that the vitality of the primary employment areas and employment development areas is retained, and where certain uses are no longer suitable other development is considered.

There will also be positive effects associated with many of the social SEA/SA objectives, such as Objective 3 – 'To improve the education and skills of the overall population', as the protection of primary employment areas will offer great scope for growth sector investment, this will support education, and training and university related research and teaching facilities within the Borough and the wider Manchester City Region.

Uncertain effects are associated with social SEA/SA Objective 4 – 'To improve access to good quality, affordable and resource efficient housing', because this Policy could lead to greater demand for residential accommodation in the Borough and potentially force an increase in house prices if the supply is not sufficient to accommodate demand. This may have a negative impact on affordability across all social groups.

Policy DM3 will contribute positively to all the environmental SEA/SA objectives as it ensures continued and better use of existing employment land and will thus minimise both the amount of greenfield land needed for employment and any adverse impact on water, air quality and biodiversity that the development of new employment sites is likely to bring.

Whilst this policy may reduce the need for local people to commute to the wider Manchester City Region and beyond by retaining employment opportunities. The potential effects on transport of existing employment uses will be dependent on the type of employment uses, which may be protected, their location and proximity to more sustainable modes of transport.

Overall, the protection of primary employment areas and employment development areas has positive sustainability impacts on the Borough. The effects of this Policy are generally medium to long term since this Policy relates to the use and development of land.

Summary Findings: DM4 – Other Employment Land and Premises

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

This Policy has a major positive effect on ensuring that there is land available for economic purposes in the future. This Policy also allows for the removal of constraints from Bury's employment land supply, thus making them available for development. Where constraints are removed on Bury's more prestigious sites, this offers the prospect of attracting high quality employment opportunities that will not only have social and economic benefits but will also have positive environmental implications in terms of creating realistic alternative employment opportunities to those that currently out-commute to work. Should employment land be deemed surplus then it makes sense, in today's' economic climate, to permit it change for other uses such as housing or leisure.

There will be positive effects associated with many of the social SEA/SA objectives, such as Objective 3 – 'To improve the education and skills of the overall population'. In making provision for better quality employment opportunities and allowing for growth in knowledge-based industries, this Policy could enhance the skills of the Borough's workforce in the medium to long term.

Uncertain effects are associated with social SEA/SA Objective 4 – 'To improve access to good quality, affordable and resource efficient housing', because this Policy prioritises key employment uses over housing provision and this may have implications on supply of land for housing. Moreover Policy DM4 should allow for better quality and better paid employment opportunities. This could in turn lead to greater demand for residential accommodation in the Borough and potentially force an increase in house prices if the supply is not sufficient to accommodate demand. This may have a negative impact on affordability across all social groups.

Policy DM4 will contribute positively to the majority of environmental SEA/SA objectives as it seeks to retain local sources of employment close to where people live. This allows for a choice of means of travel to work, including walking and cycling, and potentially reduces the number and distance of journeys to work by private car. In addition, this Policy has the potential to introduce better quality employment opportunities into the Borough. This may stem the flow of out-commuting to better quality and better paid jobs within the Manchester City Region and beyond. This Policy also provides opportunities to replace older, poor quality buildings with more modern construction that incorporates sustainable design principles including energy efficiency. It is essential that sustainable transport measures are improved in existing employment areas where car use is most prominent. Likewise proposals need to be carefully monitored to ensure that large employment sites are close to sustainable modes of transport. Opportunities should be explored to encourage developers to submit Green Travel Plans.

Any contradiction between the protection of employment areas and the provision of affordable housing should be addressed further in the Site Allocations DPD.

Summary Findings: DM5 – New Retail Development: Assessment Criteria

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The appraisal above indicates that Policy DM5 is likely to have some positive and some negative effects due to the resource use, traffic generation and the nature of employment potential associated with retail developments.

There will be positive effects associated with many of the social SEA/SA objectives, such as Objective 9 'To improve accessibility for all to essential services and facilities', as this Policy seeks to improve accessibility of key services / local centre service provision.

There is likely to be generally positive or neutral impacts on environmental SEA/SA objectives. Uncertain effects are associated with environmental SEA/SA Objective 17 'To manage waste sustainably, minimize waste, its production and increase reuse, recycling and recovery rates' as increased retail activity in the Borough is likely to lead to increased resource use and waste generation, especially packaging waste.

There will be positive effects associated with many of the economic SEA/SA objectives, such as Objective 19 'To exploit the growth potential of business sectors' as one of aims of Policy DM5 is to encourage investment in the Borough. A more vibrant hierarchy of retail centres throughout the Borough is likely to attract inward investment.

There is no significant mitigation or enhancement identified, although it is vital that any future retail development is complementary and not conflicting with existing local services.

Major retail development is likely to attract external investment to the Borough, but equally much of the economic benefit accruing will leave the Borough, as retailers of a scale suitable for a major location are likely to be national or multinational companies. The regenerative and local benefits may thus be limited to some low-skill employment – and the positive economic (multiplier) effects for the Borough smaller than hoped.

Overall the policy is sustainable and likely to achieve beneficial impacts in relation to several social, economic and environmental SA objectives. Accessibility and environmental issues relating to individual proposals for new retail development will need to be addressed at the planning application stage, to mitigate, and where possible overcome, adverse effects.

Summary Findings: DM6 – Primary and Secondary Shopping Areas and Frontages

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The appraisal above indicates that Policy DM6 is likely to have some positive and some negative effects due to the traffic generation and the nature of employment potential associated with retail developments.

There will be positive effects associated with many of the social SEA/SA objectives, such as Objective 9 'To improve accessibility for all to essential services and facilities', as this Policy will maintain and enhance accessibility of key services / local centre service provision.

There is likely to be generally positive or neutral impacts on environmental SEA/SA objectives. Uncertain effects are associated with environmental SEA/SA Objective 17 'To manage waste sustainably, minimize waste, its production and increase reuse, recycling and recovery rates' as increased retail activity in the Borough is likely to lead to increased resource use and waste generation, especially packaging waste.

There will be positive effects associated with many of the economic SEA/SA objectives, such as Objective 19 'To exploit the growth potential of business sectors' as Policy DM6 is likely to encourage inward investment into the Borough.

There is no significant mitigation or enhancement identified. Major retail development is likely to attract external investment to the Borough, but equally much of the economic benefit accruing will leave the Borough, as retailers of a scale suitable for a major location are likely to be national or multinational companies. The regenerative and local benefits may thus be limited to some low-skill employment – and the positive economic (multiplier) effects for the Borough smaller than hoped.

Overall the policy is sustainable and likely to achieve beneficial impacts in relation to several social, economic and environmental SA objectives. Accessibility and environmental issues relating to individual proposals for new retail development will need to be addressed at the planning application stage, to mitigate, and where possible overcome, adverse effects.

Summary Findings: DM7 – Managing a Sufficient Supply of Housing

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

It is difficult to make specific judgments regarding the extent of the impact of this Policy as the rate of supply, type and composition of dwellings is unknown. In broad terms Policy DM7 performs well against the sustainable development objectives through the introduction of a Plan, Monitor and Manage approach to provide for more sustainable patterns of development, to assist in regeneration and to meet local needs.

Limiting development will keep environmental impacts associated with construction and demolition to a minimum. Restricting development to key locations such as town centres also has positive environmental implications, particularly as these will be serviced by good public transport links and should therefore mean less reliance upon the private car. However, there will undoubtedly be adverse environmental implications associated with development but these are difficult to quantify and perhaps beyond the scope of this Policy. However, the whole plan could be considered to provide internal mitigation for these environmental implications via other policies contained within the Core Strategy. There will be positive effects associated with many of the social SEA/SA objectives, particularly in terms of provision of affordable housing. Economically, the Policy supports urban and rural regeneration and promotes balanced development that will cater for the needs of local people throughout the Borough. Proposals for residential development are likely to be viewed favourably if they meet one of a number of exceptions and exclusions that will be included within this Policy. At present these exceptions are not specified but it is considered that the current exclusions and exceptions that are listed in Supplementary Planning Document (SPD) – 'Managing the Supply of Housing Land in Bury' (revised 2007) will be taken forward with modifications in this Development Management Policy.

Summary Findings: DM8 – Housing Densities

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

It is difficult to make specific judgments regarding the extent of the impact of this Policy as the rate of supply, type and composition of dwellings is unknown. In broad terms Policy DM8 performs well against the sustainable development objectives.

There is likely to be generally positive or neutral impacts on environmental SEA/SA objectives. By adopting a higher housing density within the built up areas of established settlements where there is convenient access to public transport and local services, and a higher density on previously developed land, within the key centres, this policy should ensure that new development is located in the most sustainable locations. This Policy may also have positive effects on reducing greenhouse gas emissions through the siting of development in the most sustainable locations and if people are encouraged to make a modal switch.

There will be positive effects associated with many of the social SEA/SA objectives, such as Objective 9 'To improve accessibility for all to essential services and facilities', as this Policy seeks to provide development in the most sustainable locations within the built up areas of established settlements where there is convenient access to local services/ facilities. It will be important to ensure that the provision of facilities keeps pace with the phased scale of housing proposed, especially primary schools, health and community facilities and that necessary infrastructure is provided. Uncertain effects are associated with social SEA/SA Objective 1 'To reduce poverty and social exclusion' as there is potential for density policies to reinforce spatial distinctions between deprived and less deprived areas if, for example, the lower density neighbourhoods were protected from significant new development in contrast to higher density areas where high density redevelopment may be encouraged. Moreover increasing housing densities may result in congested living conditions and the loss of open space and a pleasant environment. However, new development should be designed imaginatively, so that it makes a positive contribution to the quality of the environment. There is no reason why schemes cannot be built at higher densities and remain as attractive, safe spaces which give priority to pedestrians.

There will be generally positive or neutral impacts associated with the economic SEA/SA objectives, such as Objective 21 'To encourage efficient patterns of movement in support of economic growth' as by locating high density development close to key transport nodes, this Policy, in principle, will reduce usage of the private car, which will ease congestion on the roads and encourage efficient patterns of movement in support of economic growth. However the appraisal indicates that more isolated rural areas will still be heavily reliant on the car unless a more accessible and frequent public transport network is available and/or innovative solutions to access services and facilities are explored.

Summary Findings: DM9 – Meeting Housing Needs

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

There is likely to be generally positive or neutral impacts on environmental SEA/SA objectives. By adopting a higher housing density (as set out in Policy DM8) within the built up areas of established settlements where there is convenient access to public transport and local services, and a higher density on previously developed land, within the key centres, this policy should ensure that new development is located in the most sustainable locations. This Policy may also have positive effects on reducing greenhouse gas emissions through the siting of development in the most sustainable locations and if people are encouraged to make a modal switch.

There will be positive and neutral effects associated with many of the social SEA/SA objectives, such as Objective 4 'To improve access to good quality, affordable and resource efficient housing', as this Policy seeks to ensure that development addresses local need by requiring a suitable mix of dwelling types and sizes and having regard for the LHMA and the SHMA (or subsequent assessments) and the requirements set out in Policy DM7. Affordable housing is one of a number of exceptions to housing restrictions, specified in Policy DM7.

There will be generally positive or neutral impacts associated with the economic SEA/SA objectives, such as Objective 19 'To exploit the growth potential of business sectors', as under this Policy, the provision of a suitable mix of dwelling types and sizes could stimulate the economy by attracting essential workers into the area, to accommodate various sectors of the economy.

In general, the Policy supports urban and rural regeneration and promotes balanced development that will cater for the needs of local people throughout the Borough.

Summary Findings: DM10 – Affordable Housing Provision

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

In general this Policy has a positive impact on sustainability.

There are a number of positive effects associated with many of the social SEA/SA objectives, such as Objective 4 'To improve access to good quality, affordable and resource efficient housing'. This Policy should contribute towards meeting the demand for type and quantity of affordable housing throughout the Borough. Providing a mix of good quality, appropriate housing, with sufficient affordable units is likely to tackle some of the Borough's key exclusion and deprivation issues. However, the provision of new housing alone will not be sufficient, and broader regeneration will be required to address all issues of poverty and social exclusion. In addition, specific reference should be made either in the supporting text or the policy to the proximity of development to services/facilities and public transport infrastructure.

There will be generally positive or neutral impacts associated with the economic SEA/SA objectives, such as Objective 19 'To exploit the growth potential of business sectors', as under this Policy, the provision of a mix of tenures including 30% affordable housing could stimulate the economy by attracting essential workers into the area, to accommodate various sectors of the economy.

There will be generally positive or neutral impacts on environmental SEA/SA objectives. Uncertain effects are associated with environmental SEA/SA Objective 15 'To reduce contributions to climate change' as this Policy does not refer to reducing climate change or to the introduction of new measures to respond to climate change. It is recommended that this policy promotes sustainable construction methods, energy efficiency standards in homes, compliance with high eco-homes standards and good quality design.

Summary Findings: DM11 – Gypsies, travellers and travelling showpeople

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

Socially, this Policy has positive impacts on promoting inclusion of minority groups such as gypsies, travellers and travelling show people as it ensures that there will be sites in the Borough. In turn, this will increase stability, security and accessibility to services for gypsies, travellers and travelling show people. It is also assumed that this policy should make a positive contribution towards meeting differing needs for housing, however this will be dependent on the size, type and location of site selected. There are always debatable effects of integration of minority groups with existing communities, of which the effects will be unknown at this stage. A gypsy and/or traveller site is likely to be a low-density site that is not used on a regular basis. There is a need to provide it with the essential infrastructure to maintain it both when in use and when not in use.

The actual impacts on the natural and built environment will be dependent on the size, type and location of any proposed sites and on whether it is temporary or permanent. By having a permanent site in the Borough it will enable sites to be managed effectively, reducing any negative environmental impacts associated with transient practices of minority groups. There is the potential for negative impacts in terms of pollution of water, soil contamination and waste generation (fly tipping and illegal dumping) if sites are not carefully designed, managed and located. It is essential to ensure that identified sites have low biodiversity value.

Uncertain effects are associated with environmental SEA/SA objective 16 'To reduce vulnerability to climate change' as the actual impacts on climate change vulnerability will be dependent on the size, type and location of any proposed sites and whether it is temporary or permanent.

Economically, Policy DM11 is likely to have a neutral effect. Careful consideration will need to be given to the siting of sites and their impact on adjacent businesses as well as the quality of life of adjacent communities.

The overall sustainability of locations and their appropriateness to settlement character will be dependent on the outcomes of the sub-regional study and nature and location of sites selected.

Summary Findings: DM12 – Protecting and Enhancing Open Space, Sport and Recreation Provision

(e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The appraisal indicates that Policy DM12 is likely to have generally positive effects.

There will be positive effects associated with many of the social SEA/SA objectives, such as Objective 8 'To protect and improve local neighbourhood quality', as Policy DM12 provides an opportunity to deliver high quality open space that will enhance local environmental quality and help develop a "sense of place." The implementation of Policy DM12 is likely to enhance the quality of life and wellbeing of the local residents.

Environmentally, the Policy is generally very positive. The effects of protecting open space from inappropriate development, creating new or improved open space in current areas of deficiency and additional pressure and protecting and creating habitats are likely to include direct positive effects on biodiversity and the quality of the public realm and provide a carbon and pollution sink. Development proposals and activities that protect, retain or enhance existing recreational and open space facilities will be encouraged and all new development will be required to contribute to high quality public spaces, adding to townscape and landscape quality.

Policy DM12 may also have economic benefits such, providing the conditions to attract economic development and employment uses. Increased opportunities for recreation in rural areas may attract visitors who may play an important role in the regeneration of rural areas throughout the Borough.

A future Open Space SPD should consider the importance of accessibility by public transport, walking and cycling and the need to involve local residents and businesses when planning new or enhanced areas of open space. Moreover, where Policy DM12 allows for the loss of open space in certain circumstances, it is important to ensure that open space which is important for biodiversity and/or geodiversity is not lost.

Summary Findings: DM13 – Existing Developed Sites in the Green Belt

e.g. key issues arising, sources of uncertainty and assumptions made, important impact dimensions, recommended mitigation or changes to the policy, consider social, environmental and economic impacts)

The appraisal Indicates that Policy DM13 is likely to have generally positive or neutral impacts.

This policy is likely to have positive effects on several environmental aspects of sustainability including the protection and enhancement of local landscape and townscape character.

The implementation of Policy DM13 is likely to have a positive impact on job security and employment opportunities for residents in the Borough. The final Policy should state that any infilling which does take place consistent with the Policy should not result in the introduction of new uses unrelated to the existing use of the site.

The table below presents the recommended alterations to the policy directions and any potential mitigation measures that were identified within the Core Strategy Preferred Options SA report. The SA report also suggested streamlining the Core Strategy by reducing the number of policies from 37 to 17 in order to facilitate the flow of the document and make it easier to reference for both applicants and development control officers.

Recommended Alterations to the Policy Directions and Mitigation Proposals

| Identified Issue | Recommended Alterations / Mitigation |
|--|---|
| The preferred option to spread growth throughout the Borough has the potential to have a negative effect on the objective to reduce disparities in economic performance because it may draw economic development away from the areas that need it most to spread it across the Borough, even to areas that are relatively economically successful. | Some of the Key Centre Spatial Policy Directions already address a similar issue with regard housing development, so it may be appropriate to have a similar priority for economic development so that those key centres that are underperforming economically are the first areas to see investment in economic development and such development is initially restricted elsewhere. |
| A similar issue as above may emerge in relation to overall regeneration of deprived areas. The desire to spread growth across the Borough may result in those areas of greatest regenerative need not receiving the investment they require to be regenerated. | This issue is partially addressed through the clear initial priority on housing development placed on the regeneration areas and through the policies specific to the regeneration areas. However, this prioritisation could be made more strategically clear by including it in Spatial Policy Direction SD1 and actually stating that, for example, the regeneration areas and Bury town centre will be the areas where regeneration and development is initially focused, followed by key centres such as Prestwich. |

| Identified Issue | Recommended Alterations / Mitigation |
|---|--|
| <p>The preferred option to spread growth throughout the Borough also raises a potential issue in relation to accessibility and sustainable transport. While a great deal of the Borough has excellent choice of sustainable transport modes, Policy SD11 clearly shows that there are areas not within a Sustainable Transport Corridor (STC). In addition, the evidence base suggests that the north of the Borough, though Tottington and Ramsbottom lie within a STC, is not as accessible and does not have the same sustainable transport choice, especially to areas beyond Bury town centre, as southern and central areas of the Borough. Promoting development in the north of the Borough could conflict with sustainable ideals. This applies to residents' travel and to movement associated with businesses.</p> | <p>The preferred strategic spatial option is clearly the way the Council desire to take development in the Borough forward and this could result in a highly positive effect on sustainability by creating six genuinely sustainable communities but there is a need to expand Spatial Policy Direction SD11 to enable improvement to the STCs and improve the choice of sustainable transport modes, including walking and cycling, both between key centres in Bury (via direct connections) and to neighbouring sub-regional centres, including a direct connection from the north of the Borough to Manchester City Centre.</p> |
| <p>In terms of the presentation of the spatial policy directions, it can be observed from the above summary matrix that many of the spatial policies have very similar sustainability impacts. This reflects the fact that many of the policies are very similar in approach but deal with different locations. The policies and strategy as a whole may flow better by summarising some of these policies and it would allow the prioritisation referred to above to be clearly made within the summarised policies.</p> | <ul style="list-style-type: none"> ▪ A Locational Strategy Policy, i.e. SD1 plus SD12 – where the locations for development are focused (SD1) and what the policy is for areas outside these locations (SD12); ▪ A Key Centres Policy, i.e. SD2-SD7 – an overall policy for key centres but including the nuances in development strategy reflected in each key centre; ▪ A Regeneration Areas Policy, i.e. SD8-SD10 – an overall policy for regeneration areas but, again, including the differences in regeneration strategy between the four areas; ▪ A Sustainable Transport Corridors Policy, i.e. SD11 with possible alterations to reflect the recommendations made above; ▪ An Areas of Restraint and Limited Growth Policy, i.e. SD12-SD15 – an overall policy to set out where development should be restricted in the Borough. |

| Identified Issue | Recommended Alterations / Mitigation |
|--|--|
| <p>Various Core Policy Directions and Development Management Policy Directions result in somewhat uncertain conclusions on the likely impact on the sustainability objectives, as it is unclear how they will be implemented. This issue can simply come down to a need for the wording of policies to be stronger, for reference to be made to an SPD that will set out further guidance or for stronger links to be made between connected core and development management policies.</p> | <p>Core Policy CD2 requires stronger wording to ensure that developers meet the design criteria set out in the policy and should reference an SPD where further guidance will become available and refer to Development Management Policy DM2.</p> <p>Core Policy CD4 suffers from this issue because it may require retail developments to locate in centres where footfall is lower, something they would not choose to do under market conditions. CD4 requires stronger wording on how this will be achieved (e.g. incentives or alternative ways of increasing footfall) and links to stronger Development Management Policies DM5 and DM6.</p> <p>Core Policy CD7 requires further detail to ensure that adequate open space, amenity space and play space is provided, making reference to an SPD that will set standards out in detail and referring to Development Management Policy DM12</p> <p>Core Policies CD6, CD7 and CD8 rely upon the implementation of planning obligations and a potential Community Infrastructure Levy and should make reference to Development Management Policy DM1 as well as any other strategies that influence the implementation of these Policies (e.g. an open space strategy).</p> <p>Core Policies CD6, CD7 and CD8 may also benefit from becoming one policy aimed at developing community infrastructure and environmental assets.</p> |
| <p>Issues of implementation can also derive from the fact that the sustainable community agenda can result in one location, with a limited supply of land, becoming a focus for all types of development, leading to competition between land-uses for sites, a competition that housing will invariably win due to the higher land values it generates.</p> | <p>The solution to this issue is not straight forward and may not be found in stronger wording of a policy, although this may be appropriate in some circumstances. The solution primarily lies with how Local Authority Planners involved in the development process implement Core Policies CD3, CD4 and CD5, especially the latter. When a housing proposal comes forward in a regeneration area or key centre where improved employment and retail offer is also required, the Development Control Officer must be given the ability, possibly via a sequential test approach, to weigh-up whether the site would be better suited for employment or retail and the policy justification to protect it from the housing development if necessary. This will prevent valuable opportunities to implement Policies CD3 and CD4 being lost, where the market might otherwise seek to develop the more profitable housing development.</p> |
| <p>While improving the provision of open space, green infrastructure and access to areas of landscape and biodiversity value for recreational enjoyment is a positive objective, it can come at a price as such valuable open space / landscapes are then subject to greater stress caused by increased human use, potentially leading to loss of valued habitat and biodiversity.</p> | <p>Policy to protect, enhance and replace landscape and ecological features in urban settings is needed to ensure that new development, even leisure developments, do not result in a loss of these features. Such a policy could be included within Core Policy CD7 or CD8.</p> |

| Identified Issue | Recommended Alterations / Mitigation |
|---|--|
| <p>There is no mention of providing healthy food options in any of the core policies, a social and health issue that is particularly prevalent within deprived communities.</p> | <p>The provision of healthy food options through a Core Policy such as CD4 or CD6 would have a positive effect on several of the social SA Objectives and would boost a specific business sector in the Borough.</p> <p>While it is difficult to require land / buildings to be given over specifically to shops or cafes that provide healthy food options, it is possible to restrict some unhealthy food options by differentiating between which retail use classes can locate in a particular key centre. For example, a policy may only allow A1 (General Shops) uses within a key centre or allow all retail uses except A5 uses (Hot Food Take Away). Such a policy is particularly appropriate in a location where there is already a plethora of take away establishments or public houses, for example.</p> |
| <p>In relation to Core Policy CD5 and interpreting it in light of the spatial policy directions, initially, much of the housing development in the Borough will be focused on Radcliffe and East Bury, with further residential development at a later stage in areas such as Bury town centre, Prestwich, Ramsbottom and Whitefield. In each of these areas there is at least part of the area that lies either in an AQMA or in an area at risk of flooding, or both.</p> | <p>If development is to be focused along transport corridors, it will be necessary to implement a policy to ensure that the inhabitants of that development are not subjected to poor air quality as a result. Preventative measures in the form of a limit on hard-standing surfaces in areas prone to flood risk and the use of SUDS would also be useful. It would be useful if the relevant policies within the Core Strategy made reference to the need for mitigation and referred to further guidance in an SPD, which would set out what this mitigation should be.</p> |
| <p>Core Policy (CD9) has positive or very positive effects on all the SA Objectives it relates to, but there is an element of repetition between this policy and policies SD11 and CD1.</p> | <p>The information set out in Policy CD9 might be better placed within Policy CD1, providing one clear policy on where and how development should take place to make the best use of transport resources.</p> <p>In addition, as with Policy SD11, Policy CD9, whether it remains or is incorporated into Policy CD1, should emphasise the need to improve the choice of sustainable transport modes in the Borough, particularly walking and cycling, and how it will achieve this.</p> |
| <p>Development Management Policy DM1 is a positive policy but one that, naturally, involves some uncertainty at this stage. In particular, there is a need to balance carefully the need to require developer contributions to ensure a high quality of community infrastructure and that development mitigation is in place, but also not require so much in contributions that it discourages developers from investing in the borough, or, in the worst case scenario, makes development unviable.</p> | <p>This balance will need to be carefully considered in a Planning Obligations SPD.</p> |

| Identified Issue | Recommended Alterations / Mitigation |
|--|---|
| <p>With Policy DM2 there is the need to clarify how each element of this policy will be achieved in more detailed SPDs. The policy might also carry more weight if it were to set specific targets on elements such as the Code for Sustainable Homes and energy efficiency, although it is recognised that this would require the completion of a local feasibility study into setting such a target.</p> | <p>It is recommended that the Council undertake a local feasibility study into the application of the Code for Sustainable Homes and Energy Efficiency Targets in the Borough, with a view to firming up Policy DM2 based on the findings of that study.</p> <p>The Policy should also refer to relevant SPDs that will be prepared that will offer guidance on the implementation on the range of measures outlined in Policy DM2.</p> |
| <p>Policies DM3 and DM4 could be amalgamated into one policy as they relate to similar issues. The last paragraph of Policy DM4 may provide a caveat that undermines the vital role this policy plays in protecting employment land.</p> | <p>The inclusion of this final paragraph should be reconsidered or, at the very least, amended to stipulate strict exceptions where the last paragraph might apply.</p> |
| <p>There is often repetition between Development Management Policies and a lack of links to the relevant Core Policies.</p> | <p>The two sets of Policies (Core and Development Management) should remain separate but, for ease of reading and interpretation, the relationship between related policies in the two sets should be flagged.</p> <p>Also, Policies DM5 and DM6 could be combined in one retail development management policy and Policies DM7-DM10 could be amalgamated into one housing policy to avoid repetition.</p> |
| <p>Policy DM11 is a difficult policy to appraise because the sub-regional (Greater Manchester) demand for sites for the transient population has not yet been identified and the RSS is also not yet in a position to be able to inform the actual quantity that Bury may need to provide.</p> | <p>It might be appropriate to add a caveat in DM11, which enables the policy to be amended, and possibly be more specific, once the evidence for demand is established.</p> |
| <p>There is a need for clarity in Development Management Policy DM12.</p> | <p>This may emerge by incorporating it within Core Policy CD7, making more reference to open space contributions in Policy DM1 and preparing an Open Space Strategy to inform any future SPD on recreation provision in new housing development.</p> |
| <p>Policy DM13 may be better placed within the restraint policies in the Spatial Policy Directions. Policy DM13 could further benefit if an additional requirement were inserted, requiring that any infilling which does take place consistent with the policy should not result in the introduction of new uses unrelated to the existing use of the site.</p> | <p>Incorporate the content of Policy DM13 into the combined Areas of Restraint and Limited Growth Spatial Policy with further clarification on what uses infilling of existing greenbelt sites should be put to.</p> |

Appendix 8 – Summary Outcomes of Appraisal Stage 5 (September 2011)

The summary tables presented below are taken from the Draft Publication Core Strategy: Housing Target Options and Employment Growth Scenarios SA and SEA report. They show the overall finding from the Sustainability Appraisal of the growth scenarios presented in the Draft Housing Topic Paper (September 2011) and the Draft Bury Employment Land Review (Part B) – Employment Land Needs and Supply (September 2011).

Table 5.2: Summary of Appraisal Findings and Recommended Mitigation: Appraisal of Housing Target Options to 2028 for the Bury Core Strategy

| Housing Target Option | Summary of Appraisal Findings | Overall Conclusion |
|----------------------------|--|---|
| 1. 400 new homes per annum | Option 1 has a number of very positive significant social, environmental and economic impacts. The target could be accommodated within the urban area and through an identified supply and would support overall regeneration ambitions. Employment and recreation sites would be protected and the release of Green Belt land would be protected. | The level of growth proposed under housing target option 1 is considered to be the most sustainable as it has a number of very positive social, environmental and economic impacts. The concentration of residential development in the urban area avoids the negative social, environmental and economic impacts associated with Green Belt release. The delivery of Option 1 would be in accordance with the overall spatial vision and strategy for the Borough. |
| 2. 535 new homes per annum | <p>Given that Option 2 can only be accommodated through significant Green Belt release (minimum of 42ha) and potentially involves developing in high flood risk areas, it generates a number of adverse environmental impacts on soil quality, climate change, community wellbeing and biodiversity.</p> <p>Options 2 could divert new development away from the inner urban areas; this would be to the detriment of local and sub-regional regeneration priorities.</p> <p>To achieve the level of growth proposed under Option 2 would require a significant amount of employment land to be released, reducing local employment opportunities and potentially increasing existing high levels of commuting. Some invaluable recreational sites could also be lost.</p> | |

| | | |
|-----------------------------------|--|--|
| 3. 728 new homes per annum | <p>Given that Options 3 can only be accommodated through significant Green Belt release (minimum of 150ha) and potentially involves developing in high flood risk areas, it generates a number of adverse environmental impacts on soil quality, climate change, community wellbeing and biodiversity.</p> <p>Options 3 could divert new development away from the inner urban areas; this would be to the detriment of the sub-region's regeneration priorities.</p> <p>To achieve the level of growth proposed under Option 3 would require a significant amount of employment land to be released, reducing local employment opportunities and potentially increasing existing high levels of commuting. Some invaluable recreational sites could also be lost.</p> | |
|-----------------------------------|--|--|

Table 6.3: Summary of Appraisal Findings and Recommended Mitigation: Appraisal of the employment growth scenarios for Bury

| Employment Growth Scenario | Summary of Appraisal Findings | Overall Conclusion |
|-----------------------------------|--|--|
| Low | <p>The low growth employment scenario would have a very negative impact on the economic objectives as the delivery of 5.58 ha of employment land up to 2028 would fail to generate local employment opportunities, encouraging further out-commuting to access employment opportunities and would stagnate and constrain economic growth in the Borough. The low growth scenario could result in the loss of around 51ha of the Borough's existing employment land supply (existing and potential additional sites); this would also harm the economic growth ambitions of the wider sub-region. However the low growth scenario would have positive impacts on landscape and biodiversity objectives through the protection of Green Belt land.</p> | <p>The medium employment growth scenario is considered the most sustainable because it has a number of very positive significant social, environmental and economic impacts.</p> <p>The concentration of employment development predominately in the urban area avoids the negative social, environmental and economic impacts associated with significant Green Belt release.</p> |
| Medium | <p>The medium employment growth scenario has a number of very positive social, environmental and economic impacts.</p> <p>The concentration of employment development predominately in the urban area avoids the negative social, environmental and economic impacts associated with significant Green Belt release.</p> | <p>The delivery of the medium growth scenario would be in accordance with the overall spatial vision and strategy for the Borough.</p> |
| High | <p>The high employment growth scenario has a number of very positive significant social and economic impacts.</p> <p>However, the delivery of the high growth scenario has a number of adverse environmental impacts through the need to release 23-25ha of additional land in the Green Belt which is potentially of high biodiversity value.</p> | |

The summary tables presented below are taken from the Draft Publication Core Strategy SA report (October 2011). They show the overall findings from the Sustainability Appraisal of the Draft Publication Core Strategy.

| | | | |
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| SA Topic | Heritage and Landscape | | |
| SA Objectives | 17. To protect and enhance and make accessible for enjoyment, the diversity and distinctiveness of landscapes, townscape, the countryside and the historic environment. | | |
| Current Status | | Likely situation without the plan | Situation under the Draft Publication Core Strategy |
| <p>In total, there are 12 Conservation Areas throughout the Borough. Eight of the Conservation Areas are located in the north of the Borough and have been designated in order to preserve the older, stone-built features and settlements. There are also four Ancient Monuments and 215 Listed Buildings.</p> <p>5,902 ha of the Borough (around 60%) is classed as open land, with the majority being designated as Green Belt. The Borough does not contain any landscapes of national importance but there are a number of distinctive landscape types. These include the moorland hills, moorland fringe, settled pastures and industrial river valleys.</p> | | <p>The built heritage and landscapes of Bury currently face variable pressure from new development. Restrictive covenants imposed by heritage designations and planning controls should ensure that the character of Bury is retained. The saved UDP policies afford a great deal of protection to existing heritage and landscape features.</p> <p>Conservation Area Appraisals and Conservation Area Management Plans are also being prepared for the Borough's Conservation Areas.</p> | <p>The Draft Publication Core Strategy considers the wider context and setting for the development of Bury. The impact of the Core Strategy upon heritage and landscape is considered to be very positive.</p> <p>Policies SDS1 (Delivering Development in Sustainable Locations) and DM21 (Conserving and Enhancing the Borough's Built Heritage and Landscape Character) are particularly important in relation to the heritage and landscape topic area.</p> |
| Secondary / Indirect Effects on Heritage and Landscape: | | | |
| <p>Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect due to extreme climatic events or flooding may pose an increased risk to heritage and landscape assets within Bury.</p> | | | |
| Short, Medium and Long-term effects and Temporary / Permanent effects on Heritage and Landscape: | | | |
| <p>Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscape and especially the</p> | | | |

heritage assets, cannot always recover from the negative effects, at least not without great cost or a lengthy recuperation period once the development is removed.

Spatial Effects on Heritage and Landscape:

Listed Buildings and Conservation Areas within the Borough are predominantly concentrated in the main urban areas of Bury Town Centre, Whitefield, Prestwich and Ramsbottom. These areas are also those proposed to accommodate most new development in the borough. It is therefore likely that the landscape/townscape and heritage values of these areas will be most affected.

Cumulative Effects on Heritage and Landscape:

Cumulative effects will reflect spatial effects, as the areas of highest concentration of new development will likely be the areas of greatest cumulative effect, and should be monitored and managed accordingly.

Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:

The implementation of the Core Strategy is not expected to have any negative impacts on heritage and landscape due to the high level of protection and appropriate mitigation provided to heritage and landscape assets in the Borough by a number of policies. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.

The Core Strategy will have a positive impact on the continued development of a Green Infrastructure Network within Bury.

| SA Topic | Biodiversity | |
|---|---|--|
| SA Objectives | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy |
| The only Site of Special Scientific Importance (SSSI) is Ash Clough on the Boundary between Bury and Bolton. It is a river cliff and is important for the geology exposed. There are currently 50 SBIs in Bury. These sites are Bury's best for flora and fauna. Furthermore, Bury currently has four declared Local Nature | Existing saved Bury UDP policies afford a degree of direct protection to key biodiversity sites by way of limiting development outside the urban boundary. However, these policies will not be sufficient in the medium/long-term to protect these sites from all impacts of new development and climate change, especially given the level of new housing development that will be required in Bury. The effects of climate change, | The policies identified within the Draft Publication Core Strategy generally strive to meet the sustainability objective identified in the SA framework on the topic of Biodiversity, Fauna and Flora. Policies SDS9 and DM20 will have a positive effect on ensuring that sites of biodiversity value within the Borough are protected and enhanced. However, policies SDS4 and DM7 would benefit from a stronger reference to the |

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| <p>Reserves (LNRs), at Philips Park, Chesham, Hollins Vale and Redisher Woods.</p> <p>There are a number of species present within the Borough that are protected by European and National legislations. They include Great Crested Newts, Bats and Badgers. There are also a number of wildlife corridors and links within the Borough.</p> | <p>especially flooding, are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.</p> | <p>need to the theme of biodiversity.</p> <p>Careful wording of more specific policies suggested above could minimise any potential negative effects caused by development in Bury as well as ensuring that there is adequate provision for the protection of the environment resulting in an enhanced positive effect on biodiversity.</p> |
| <p>Secondary / Indirect Effects on Biodiversity:</p> <p>Aside from the direct effects that new development can have on biodiversity, the effects it has on other factors such as increased transportation, reduced air quality, reduced water quality, loss of land resources, impact on climate change and overcrowding of open space can all have secondary or indirect effects on biodiversity, through impacts on their habitats, wildlife corridors or specific species.</p> <p>In relation to the effects of the proposed policies within the Draft Publication Core Strategy, most of the above factors that result in secondary effects on biodiversity are addressed to a degree, but in certain cases some policies could be stronger to limit the effects of new development on those factors and therefore indirectly on biodiversity.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Biodiversity:</p> <p>Effects on biodiversity are usually permanent, although some minor effects can reduce populations for a short time but then allow the populations to build back-up over time. Similarly, any negative effects on biodiversity will usually become more negative over the long-term, as populations of species are affected and this, in turn, affects the populations of other species further up or down the food chain, but some effects are so significant that they can have immediate negative effects. This is usually the case where new development directly affects a habitat or important biodiversity site on or in close proximity to the development site.</p> | | |
| <p>Spatial Effects on Biodiversity:</p> <p>Areas that could be affected include the SBIs in and around the key centres throughout the Borough (the majority of these are in and around Ramsbottom and Radcliffe). However, if developments are planned and managed appropriately in these areas and strong mitigation is put in place for any negative effects, the effect on biodiversity could be minimal and possibly even become positive.</p> | | |
| <p>Cumulative Effects on Biodiversity:</p> <p>The greatest risk of cumulative effects on biodiversity will arise where most development is</p> | | |

planned and where policy is not strong enough in preventing negative impacts on the environment and on specific habitats. As such, the two main towns of Bury and Radcliffe, where development will be focused, may see a cumulative negative effect on biodiversity in and around the towns.

Summary of Recommended Mitigation / Enhancement for Biodiversity:

- In the first bullet point for Policy SDS4 include a requirement to safeguard the Borough's key biodiversity assets as part of developing tourism and culture.
- Within the supporting text for policy DM7, add a section that clarifies what is meant by the term 'local environment' and provide a cross reference to policy DM20 and/or SDS9.

| SA Topic | Water and Land Resources | | |
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| SA Objectives | <p>9. To protect and improve the quality of controlled waters in Bury and to sustainably manage water resources</p> <p>11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features</p> <p>16. To manage waste sustainably, minimise waste, its production and increase re-use, recycling and recovery rates</p> <p>17. To conserve soil resources and reduce land contamination</p> | | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy | |
| <p>The EA's NW River Basin Management Plan identifies the existing ecological status of the Irwell and its tributaries as mostly 'moderate', the chemical status of the Irwell and Roch upstream of Bury WWTW to be 'good' though the Prestwich Clough's are 'failing to achieve good' and the chemical status of the Borough's groundwater as 'poor'.</p> <p>The target for new dwellings on previously developed land in Bury is set out in the North West</p> | <p>The projected increase in population in the Borough is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need to provide suitable facilities to dispose of and recycle waste (notwithstanding the drive to reduce waste produced). The effects of climate change, especially flooding, are a particular threat to land resources within the Borough. Without new policies to tackle climate change the risk to vulnerable areas (particularly urban areas) may increase further.</p> <p>Population growth within the Borough will place greater demands on the water supply. Increased extraction could potentially compromise quality of</p> | <p>Overall, the Draft Publication Core Strategy has a positive impact on the water and land resources topic. A number of the policies direct development towards key urban centres and previously developed land, which will have a positive impact on preserving soil resources and geology/geomorphological features.</p> | |

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| <p>RSS at 80%. Every year since 2003/04, this target has been exceeded, with 96% of new and converted dwellings built in 2010/11 being on previously developed land.</p> <p>Within the Borough of Bury, recycling and composting rates have increased to 25.9% and total waste arisings have fallen by 3% during 2009/10. During the last three years (2007-2010), the amount of land filled by waste has decreased from 76.1% to 74.1%.</p> | <p>water resources located within the Borough.</p> <p>Without the plan, the pressure to develop on Greenfield sites and other vacant sites will be increased, placing greater pressure on the greenfield land resource within Bury.</p> | |
| <p>Secondary / Indirect Effects on Water and Land Resources:</p> <p><i>Water</i> – Any negative effects in relation to land resources and climate change and flood risk may have indirect effects on water quality and resources as land use affects what ends up in the Borough's waterways and groundwater system and how the latter are recharged.</p> <p><i>Land Resources</i> – There are no significant secondary or indirect effects on land resources in the Core Strategy, other than the negative relationship increased development (especially residential development) could have on land resources if the waste produced by those new developments is not minimised, re-used or recycled.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Water and Land Resources:</p> <p><i>Water</i> – Effects (positive or negative) will generally emerge over the medium / long-term as the effects of new development gradually effect water quality and quantity. Such effects should be considered permanent in that, without removing development, such trends will continue indefinitely. Any negative effects on water quality caused by construction (most likely through surface water run-off) are likely to be only temporary.</p> <p><i>Land Resources</i> – Effects on land resources are nearly always permanent as it requires a long period of time for land once it is developed (for any use) to return to some semblance of undeveloped land. Effects will be immediate upon completion of any development (especially if development is on Greenfield land).</p> | | |
| <p>Spatial Effects on Water and Land Resources:</p> <p>If suggested changes are made within the Core Strategy, then the qualities of watercourses located throughout the Borough are likely to be maintained.</p> <p>In relation to waste, the impacts will be felt throughout the Borough, particularly in areas</p> | | |

where new waste management facilities will be located.

Previously developed land within the key centres in the Borough will be positively impacted by the Core Strategy as these areas will be brought back into use.

Cumulative Effects on Water and Land Resources:

Water – Cumulative effects will be in line with the spatial effects and so will take place where the combined effect of new development comes together in specific stretches of waterway or specific aquifers, most likely around the main towns and downstream of these.

Land Resources – Cumulative effects on land resources will be similar to the spatial effects, as where new development is focused, effects will inevitably be cumulative as well. The cumulative effect of large amounts of development across the Borough will also have a cumulative effect on waste management and potentially on sites of geological/geomorphological value as well, if significant levels of development are located near to them, and such development brings significant land disturbance with it.

Summary of Recommended Mitigation / Enhancement for Water and Land Resources:

The implementation of the Core Strategy is not expected to have any negative impacts on water and land resources due to the focus for growth on PDL and water efficiency and appropriate mitigation provided to for land and water resources in the Borough by a number of policies. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.

| SA Topic | Climatic Factors and Flooding | | |
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| SA Objectives | <p>13.To reduce contributions to and promote adaption to the impacts of climate change</p> <p>14. To reduce vulnerability to and sustainably manage and adapt to flood risk in Bury</p> <p>15. To minimise the requirement for energy use and increase the use of energy from renewable resources</p> | | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy | |
| Information provided by the UK Climate Impact Projections (2009) shows that under the medium scenario, by 2050 there is a high probability that mean summer temperatures could increase by 4.1°C and winter rainfall by 26%. | If greenhouse gases, for instance CO ₂ , are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6°C by the end of this century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without the Core Strategy, this trend is likely to continue as new development will not necessarily address the need to reduce carbon emissions. | The policies in the Draft Publication Core Strategy will have a positive impact on tackling the impacts of climate change in terms of locating development in sustainable locations and reflects sustainable design principles, ensuring public transport is promoted and through developing low/zero carbon infrastructure. | |
| Within Bury domestic | | In terms of the impacts of | |

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| <p>emissions per capita are one of the highest in Greater Manchester and account for one third of direct carbon emissions.</p> <p>The areas identified as being most at risk of flooding within the Borough include Ramsbottom, areas to the west of Bury Town Centre and between Bury and Radcliffe, although in Ramsbottom there are flood defences that help manage the risk.</p> | <p>Without the Core Strategy and its associated policies, the saved Bury UDP policies would be used to determine development proposals. In terms of mitigating the effects of climate change and minimising potential flood risk to new development, the saved policies would have a positive impact as reference is made to these issues within the plan. However, these policies are likely to be inadequate in the future and will need replacing.</p> | <p>flooding, the Draft Publication Core Strategy will have a positive impact in all areas of Bury, particularly if the alterations suggested in the report are implemented.</p> |
| <p>Secondary / Indirect Effects on Climatic Factors and Flooding:</p> <p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to a decrease in air quality (for example through the release of pollutants from industry or an increase in transportation) may have indirect effects in terms of contributing to the effects of climate change.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Climatic Factors and Flooding:</p> <p>Effects on climatic factors and flooding tend to be long-term in nature but they are, for all intents and purposes, permanent, as the effects have such long-term impacts on climate (and therefore flooding).</p> | | |
| <p>Spatial Effects on Climatic Factors and Flooding:</p> <p>All areas throughout the Borough could be impacted by climatic factors. The areas of the Borough that are most susceptible to flooding (Bury, Ramsbottom and Radcliffe) are likely to be positively affected by the policies within the Draft Publication Core Strategy.</p> | | |
| <p>Cumulative Effects on Climatic Factors and Flooding:</p> <p>The very issue of climate change is a cumulative effect itself and the effects within Bury will be based on a combination of global effects and localised effects, caused by existing and new development.</p> | | |
| <p>Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:</p> <ul style="list-style-type: none"> • Add a sentence in the “Broad Locations for Housing Growth” section of the supporting text for policy SDS5 that provides a cross reference to policy DM18 to ensure that flood risk is considered in determining housing growth locations. • Add a sentence in the supporting text for policy SDS11 that provides a cross reference to policy DM18 to ensure that flood risk is considered in locating waste | | |

management facilities.

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| SA Topic | Transportation and Air Quality | | |
| SA Objectives | <p>8. To reduce the need to travel, improve choice and use of sustainable transport modes and encourage efficient patterns of movement in support of economic growth</p> <p>10. To protect and improve air quality</p> | | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy | |
| <p>The Borough currently experiences a high level of out-commuting with a significant amount of the Borough's residents travelling to work by private motor vehicle. Use of public transport throughout the Borough is low.</p> <p>There is a need to contribute towards ensuring alternatives to the car are attractive and reliable, particularly for residents who live in the north of the Borough.</p> <p>Air quality in some areas of the Borough fails to meet recognised standards. There is an Air Quality Management Area (AQMA) in Bury encompassing most of the major roads in the Borough and some larger areas in the vicinity of the M62, M66 and A58.</p> | <p>Without new policies that promote sustainable transport, improved accessibility and a greater choice in modes of transport, the likely situation going forward in Bury will be a further increase in numbers of cars using the roads. This will have an inevitable knock-on effect for congestion (and therefore air quality) and on road safety.</p> <p>Without any new planning policy on sustainable transport the saved UDP would begin to become out of date. This will make it very difficult to deliver sustainable transport initiatives through the planning system and will make planning policy inconsistent with local, regional and national transport policy. As such, it would not only be unsustainable to attempt to move forward without new policy, it would make the Borough unattractive for new development and limit progress on addressing social inequality and promoting economic development.</p> <p>Without the plan, there could be a decrease in air quality in the Borough.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 8 and 10 and will have a positive effect over the lifetime of the Plan.</p> <p>Generally, the Draft Publication Core Strategy has a positive impact on air quality mainly via indirect impacts. Some of the policies within the Core Strategy detail the need to locate new development sustainably and promote public transport provision within Bury, which will have a positive impact on air quality.</p> <p>A large number of the policies within the Draft Publication Core Strategy significantly and directly affect transportation in the Borough. All new development has to be accessible and creates changes in transport and movement patterns; therefore any policy proposing new development will have at least a "less significant" effect. Other policies concern transportation, movement and access proposals themselves and will clearly have a "significant" effect.</p> | |

Secondary / Indirect Effects on Transportation and Air Quality:

Effects on other sustainability factors and issues do not generally have indirect, secondary effects on transportation, although there is the potential for adverse effects on climate change issues to affect transportation indirectly in the long-term.

The main secondary / indirect effect on air quality is where proposals / policies could lead to an increase in traffic levels, especially congestion. This, in turn, will lead to reduced air quality. The Core Strategy seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.

The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. This would improve air quality in Bury.

Short, Medium and Long-term effects and Temporary / Permanent effects on Transportation and Air Quality:

The policies set out in the Draft Publication Core Strategy are likely to have a positive impact on air quality in the short/ medium term. Although growth proposed within the Core Strategy may have a negative impact on air quality, measures within other policies (including the sustainable location of development, promotion of public transport and renewable energy schemes) would help to address this.

In the long-term, the effects of the Draft Publication Core Strategy on the sustainability of transportation and air quality will still be positive, but less so. This is because the specific improvements proposed will have been delivered and meeting the increased demand of the new development delivered as part of the Core Strategy, but there will be new demands from new developments, possibly in different locations emerging, that no specific proposals will have been established to address.

In terms of transport most of the impacts will be permanent as new development will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.

The implementation of the Core Strategy should result in an improvement in the state of air quality within the Borough; this should then represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively or as a result of a catastrophic event such as a major industrial fire/explosion. Furthermore in the coming decades, road transport is likely to remain a significant contributor to air pollution in cities.

Spatial Effects on Transportation and Air Quality:

In terms of transportation the areas likely to be significantly affected by the Core Strategy are Bury town centre and to a lesser extent the main towns of Radcliffe, Prestwich and Ramsbottom. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues. In addition areas that incorporate sensitive ecosystems and habitats could also be adversely affected by air quality issues.

Cumulative Effects on Transportation and Air Quality:

Cumulative effects reflect the spatial effects in that the positive cumulative effect of public transport improvements and the promotion of sustainable transport choices throughout the

Borough including rural areas, will create a positive effect and complement the large amount of new development being focused in the Borough's main centres.

In terms of air quality, cumulative effects will again reflect the spatial effects, as Bury town centre and to a lesser extent the main towns of Radcliffe, Prestwich and Ramsbottom are where most new development will be directed, and therefore there is most chance of a cumulative negative effect on air quality.

Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:

The positive effects of Policy DM23 could be enhanced by stating in criteria 'e)' that maximum parking standards will be enforced on sites which are highly accessible from public transport, cycling and walking networks.

| SA Topic | Social Equality and Community Services | | |
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| SA Objectives | <ol style="list-style-type: none"> 1. To reduce poverty and social exclusion 2. To improve physical and mental health and reduce health inequalities 3. To improve the education and skills of the overall population and to provide opportunities for life long learning 5. To reduce crime, disorder and the fear of crime 7. To improve accessibility for all to essential services and facilities | | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy | |
| <p>Some areas of the Borough, particularly the central areas currently suffer from high levels of multiple deprivation. In particular, there is a need to tackle income deprivation and increase life expectancy across the Borough.</p> <p>An ageing population is also a key sustainability issue within the Borough.</p> <p>There are varying levels of vitality and viability within the</p> | <p>In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment and poor accessibility to services and provision of open space / play facilities in certain areas of the Borough. Furthermore new development could put pressure on existing open space in some settlements.</p> <p>Over time, as the regional and national planning framework changes, the saved UDP Policies would begin to become out of date, and in some instances, irrelevant, as a result of demographic changes.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 1-5 and 7 and will have a very positive effect over the lifetime of the Plan.</p> <p>By promoting development in the most sustainable locations, the Core Strategy will help to safeguard existing services, community and infrastructure provision including healthcare. Focusing growth on well connected areas will negate the need to travel to access services.</p> <p>Providing social infrastructure such as basic health and community facilities, sports and open space facilities will help to improve the health of the population and also increase</p> | |

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| Borough's centres. | <p>Without the Core Strategy it is likely that strategic development may not be located sustainably and it may be more difficult to obtain appropriate contributions from new developments to meet community requirements.</p> <p>Without the Core Strategy there may also be less emphasis in addressing spatial disparities in the Borough.</p> | <p>community cohesion.</p> <p>Likewise, those policies that encourage walking, cycling, a reduction in private car use and the creation of green infrastructure are likely to have positive influences on health.</p> |
| <p>Secondary / Indirect Effects on Social Equality and Community Services:</p> <p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open space,) and to the social environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.</p> <p>For example, the provision of good quality affordable and supported housing can increase social integration through mixed communities and can have secondary positive impacts on health and quality of life.</p> <p>Likewise, the provision of sustainable travel options can have secondary impacts on community health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through increased accessibility to service and facilities.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:</p> <p>Overall the policies proposed should have a positive impact on social equality and community services in the Borough in the short and medium term. The positive effects seen in the short / medium term should continue in the long term, especially in terms of increased levels of access to services and facilities.</p> <p>Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change. New health problems may emerge, and the Core Strategy should seek to be as adaptable and as flexible as possible to deal with such changes.</p> <p>Ensuring Bury's communities can sustainably access community services and facilities including health, green infrastructure and education should have a permanent positive impact for social inclusiveness in Bury.</p> <p>There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.</p> | | |
| <p>Spatial Effects on Social Equality and Community Services:</p> | | |

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| All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development takes place. |
| <p>Cumulative Effects on Social Equality and Community Services:</p> <p>Cumulative effects will reflect the spatial effects, as where there is most new development, there is most chance of a cumulative effect on community equality and services.</p> <p>Cumulatively, measures proposed that will contribute towards sustainable communities in all policies should have a significant positive effect on community health as a receptor and equality, leisure and education.</p> |
| <p>Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:</p> <p>The implementation of the Core Strategy is not expected to have any negative impacts on social equality and community services. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.</p> <p>It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.</p> |

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| SA Topic | Local Economy and Employment | |
| SA Objectives | 6. To offer everybody the opportunity for quality employment 18. To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth across Bury | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy |
| <p>The Borough is characterised by low quality and low paid employment and low job density. Employment deprivation is a key issue in some areas of the Borough, particularly in Bury East and Radcliffe and the Brandlesholme Estate in Bury West.</p> <p>Statistics indicate forecasted decline in manufacturing employment and</p> | <p>In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.</p> <p>Without the implementation of the Plan the Council may struggle to align land use planning with infrastructure planning.</p> <p>Without the Core Strategy a 'business as usual approach' is likely to result in piecemeal development and may result in regeneration opportunities for the Borough being missed.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 6 and 18 and will have a very positive effect over the lifetime of the Plan.</p> <p>By improving local job prospects for new and existing residents, the Core Strategy will also help to counteract the level of out-commuting. The provision of better quality local employment opportunities could help tackle the earnings gap between those living in the Borough who are locally employed and those who work outside the Borough. The</p> |

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| <p>rising levels of worklessness in the Borough.</p> <p>There is a limited existing supply of employment land and there is significant pressure to redevelop existing employment land and premises for residential uses.</p> | <p>Retail developments may look towards out of town centre locations and may not consider the need for sustainable transport options required to give good access for all. There may be increased pressure on Greenfield land if there is a switch towards out of town retail development.</p> | <p>provision of a wide range of employment opportunities should also have positive indirect effects on the vitality of communities and the sense of wellbeing amongst residents of Bury.</p> |
| <p>Secondary / Indirect Effects on Local Economy and Employment:</p> <p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. Other areas of sustainability which are explicitly linked to economic growth and employment, include those relating to the physical environment (air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, and leisure) and as such, these can have a number of secondary impacts on the local economy and employment.</p> <p>For example, the availability of land resources can have significant secondary impacts on the local economy and employment as the reuse and redevelopment of derelict, vacant and underused land in preference to Greenfield sites can help to tackle physical and environmental decay, which in the long term can help stimulate economic activity.</p> <p>Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment.</p> <p>The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Good social infrastructure will attract new businesses and employees, as such areas will be an attractive place to live and do business. Education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill level can encourage higher income jobs to be created.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Local Economy and Employment:</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.</p> <p>Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate economic growth have much more permanent effects such as good infrastructure.</p> <p>The implementation of the Core Strategy policies in relation to local economy and employment will have a permanent impact, for example the development of a town centre if the development of employment land is considered permanent.</p> | | |

Likewise, the development of employment and other commercial development on previously developed land will help to encourage urban renaissance and is likely to have a permanent impact.

The success of the Borough's economy is tied to that of the UK economy as a whole, and as such, there will be other spatial planning issues in relation to the local economy and employment that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

Spatial Effects on Local Economy and Employment:

All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new economic development takes place, which is more likely to be in urban areas.

Cumulative Effects on Local Economy and Employment:

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on local economy and employment. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased education opportunities, greater housing choice, enhanced community facilities and a sustainable environment in all policies should have a significant positive effect on the local economy and employment.

Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:

Overall, the Draft Publication Core Strategy is envisaged to have a positive impact on the local economy and employment - particularly in the medium to long-term when the policy measures will have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.

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| SA Topic | Housing | | |
| SA Objectives | 4. To improve access to good quality, affordable and resource efficient housing | | |
| Current Status | Likely situation without the plan | Situation under the Draft Publication Core Strategy | |
| There is a need to accommodate future housing targets including the need for special needs housing and for social rented accommodation, as well as intermediate affordable housing | In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of housing options and a growing affordability issue. The poor condition of some of the housing stock would also be likely to | The policies identified within the Core Strategy generally strive to meet SA Objective 4 and will have a very positive effect over the lifetime of the Plan. Two of the key challenges facing the Borough relate to meeting the needs of an | |

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| <p>across the Borough.</p> <p>There is also a need to support and locate new development in locations which reduce reliance on the private car and minimise the distance people have to travel, and to ensure equal access to housing, employment and services for all the community through an integrated public transport network.</p> | <p>remain.</p> <p>Ultimately, without new housing policies the current planning policy framework is ill-equipped to deal with the future housing needs of the Borough.</p> | <p>increasingly ageing population and increasing the supply of affordable housing. The implementation of the Core Strategy will help to ensure that everyone has the opportunity of living in a decent and affordable home and that specific housing needs are met. This in turn will help to reduce social inequalities within the Borough.</p> |
| <p>Secondary / Indirect Effects on Housing:</p> <p>Other areas of sustainability are explicitly linked to housing, including those relating to the physical environment (employment provision, open space, transport) and to the social environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. For example, a diverse local economy can have positive secondary impacts on housing choice and can support housing growth through the attraction of potential residents and investors.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Housing:</p> <p>The Core Strategy should result in an increase to the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of meeting existing and proposed housing needs in the Borough.</p> <p>The implementation of the Core Strategy policies in relation to housing will have a permanent impact.</p> | | |
| <p>Spatial Effects on Housing:</p> <p>All parts of the Borough will benefit from increased housing quantity, location, quality, affordability and choice, but particularly wherever new housing development takes place. The most positive effects will likely be in the Bury and Radcliffe regeneration areas as to a lesser extent in Ramsbottom, Tottington, Prestwich and Whitefield.</p> | | |
| <p>Cumulative Effects on Housing:</p> <p>Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on housing. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased community facilities and services and increased economic activity should have a significant positive effect on housing.</p> | | |

Summary of Recommended Mitigation / Enhancement for Housing:

- To ensure that the housing policies within the Core Strategy secure maximum positive impacts, policies SDS5 and DM10 could make cross references to other Core Strategy policies, for example requiring development to be delivered in accordance with the design standards in policy DM15 which requires all new-build development to adhere to the 'zero carbon hierarchy'.
- A cross reference to the principles of policy DM23 within policies SDS5 and DM10 would ensure that housing can be accessed from the sustainable transport network. This will be particularly important in the context of affordable housing and supported housing, as these groups often have mobility difficulties.

The text below presents the recommended mitigation measures that were identified within the Draft Publication Core Strategy SA report.

Recommended Mitigation

A number of mitigation measures have been proposed in the SA Report, which seek to either mitigate significant adverse sustainability effects, or enhance positive effects. These mitigation measures are set out topic by topic, in Sections 6.6, 7.6, 8.6, 9.6, 10.6, 11.6, 12.6 and 13.6, and summarised in Section 14 of the SA Report.

The following section summarises the recommended changes to the Draft Publication Core Strategy policies:

Biodiversity

- In the first bullet point for Policy SDS4 include a requirement to safeguard the Borough's key biodiversity assets as part of developing tourism and culture.
- Within the supporting text for policy DM7, add a section that clarifies what is meant by the term 'local environment' and provide a cross reference to policy DM20 and/or SDS9.

Climatic Factors and Flooding

- Add a sentence in the "Broad Locations for Housing Growth" section of the supporting text for policy SDS5 that provides a cross reference to policy DM18 to ensure that flood risk is considered in determining housing growth locations.
- Add a sentence in the supporting text for policy SDS11 that provides a cross reference to policy DM18 to ensure that flood risk is considered in locating waste management facilities.

Transportation and Air Quality

- The positive effects of Policy DM23 could be enhanced by stating in criteria 'e)' that maximum parking standards will be enforced on sites which are highly accessible from public transport, cycling and walking networks.

Housing

- To ensure that the housing policies within the Core Strategy secure maximum positive impacts, policies SDS5 and DM10 could make cross references to other Core Strategy policies, for example requiring development to be delivered in accordance with the design standards in policy DM15 which requires all new-build development to adhere to the 'zero carbon hierarchy'.
- A cross reference to the principles of policy DM23 within policies SDS5 and DM10 would ensure that housing can be accessed from the sustainable transport network. This will be particularly important in the context of affordable housing and supported housing, as these groups often have mobility difficulties.

Appendix 9 – Summary Outcomes of Appraisal Stage 6 (October 2012)

The summary tables presented below are taken from the Second Draft Publication Core Strategy: Housing Target Options and Quantitative Employment Growth Scenarios and Options for Qualitative Improvements to the Supply of Employment Land SA and SEA report. They show the overall finding from the Sustainability Appraisal of the growth scenarios presented in the Housing Topic Paper (October 2012) and the growth scenarios and options for securing qualitative improvements to the employment land supply from the Bury Employment Land Review (Part B) – Employment Land Needs and Supply (October 2012).

Table 5.2: Summary of Appraisal Findings and Recommended Mitigation: Appraisal of Housing Target Options to 2029 for the Bury Core Strategy

| Housing Target Option | Summary of Appraisal Findings | Overall Conclusion |
|-----------------------------------|--|---|
| 1. 400 new homes per annum | Option 1 has a number of very positive significant social, environmental and economic impacts. The target could be accommodated without the release of Green Belt land and through an identified supply and would support overall regeneration ambitions. Important employment and recreation sites would be protected and the release of Green Belt land would be avoided. | The level of growth proposed under housing target option 1 is considered to be the most sustainable as it has a number of very positive social, environmental and economic impacts. The concentration of residential development in the urban area avoids the negative social, environmental and economic impacts associated with Green Belt release. The delivery of Option 1 would be in accordance with the overall spatial vision and strategy for the Borough. |
| 2. 535 new homes per annum | <p>Given that Option 2 can only be accommodated through significant Green Belt release (minimum of 25ha or 60ha with a 20% flexibility allowance) and potentially involves developing in high flood risk areas, it generates a number of adverse environmental impacts on soil quality, climate change, community wellbeing and biodiversity.</p> <p>Option 2 could divert new development away from the inner urban areas; this would be to the detriment of local and sub-regional regeneration priorities.</p> <p>To achieve the level of growth proposed under Option 2 would require a significant amount of employment land to be released, reducing local employment opportunities and potentially increasing existing high levels of commuting. Some invaluable recreational sites could also be lost.</p> | |
| 3. 736 new homes per annum | <p>Given that Option 3 can only be accommodated through significant Green Belt release (minimum of 139ha or 222ha with a 20% flexibility allowance) and potentially involves developing in high flood risk areas, it generates a number of adverse environmental impacts on soil quality, climate change, community wellbeing and biodiversity.</p> <p>Option 3 could divert new development away from the inner urban areas; this would be to the detriment of the sub-region's regeneration priorities.</p> | |

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| | To achieve the level of growth proposed under Option 3 would require a significant amount of employment land to be released, reducing local employment opportunities and potentially increasing existing high levels of commuting. Some invaluable recreational sites could also be lost. | |
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Table 6.3: Summary of Appraisal Findings and Recommended Mitigation: Appraisal of the employment growth scenarios for Bury

| Employment Growth Scenario | Summary of Appraisal Findings | Overall Conclusion |
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| Low | The low growth employment scenario would have a very negative impact on the social and economic objectives as the identification of 16.41ha of employment land up to 2029 would fail to generate local employment opportunities, encouraging further out-commuting to access employment opportunities and would stagnate and constrain economic growth in the Borough. The low growth scenario could result in the loss of around 45ha of the Borough's employment land supply which would also harm the economic growth ambitions of the wider sub-region. However the low growth scenario would have mixed environmental impacts - negative impacts arising through an increase in climate change contributions as a result of an increase in commuting out of the borough to access employment opportunities but positive impacts on landscape and biodiversity objectives through the protection of Green Belt land. | Both the medium and the medium to high growth scenarios are considered to be the most sustainable options (albeit for slightly different reasons) when assessed against the SA Framework. The medium growth scenario will allow for economic growth predominantly within the existing urban area. However, the medium to high level of growth will bring higher economic and social benefits but at the expense of greater environmental impact arising from the potential development of land within the Green Belt. |
| Medium | The medium employment growth scenario has a number of positive social, environmental and economic impacts. The concentration of employment development predominately in the urban area avoids the negative environmental impacts associated with development within the Green Belt. | |

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| Medium / High | <p>This growth scenario would have very positive economic benefits by giving greater support to the delivery of a competitive and diverse local economy.</p> <p>However, from an environmental perspective, it would have a more negative impact as this level of growth may require around 10 hectares of land outside the urban area and most likely to be Green Belt.</p> <p>The provision of medium to high levels of employment growth could have very positive social impacts, particularly if it is accessible to some of the Borough's deprived communities. It will help encourage new business formation, which will promote access to training opportunities and help improve the skills of local people. The medium to high growth scenario will also help facilitate better paid and better quality employment opportunities in the Borough. This could lead to more disposable income that could be used to pursue a healthier lifestyle.</p> | |
| High | <p>The high employment growth scenario has a number of very positive significant social and economic impacts. However, the delivery of the high growth scenario has a number of adverse environmental impacts through the potential development of around 30ha of Green Belt land which is potentially of high biodiversity value.</p> | |

The summary tables presented below are taken from the Second Draft Publication Core Strategy SA report (September 2012). They show the overall findings from the Sustainability Appraisal of the Second Draft Publication Core Strategy.

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| SA Topic | Heritage and Landscape | | |
| SA Objectives | 12. To protect and enhance and make accessible for enjoyment, the diversity and distinctiveness of landscapes, townscape, the countryside and the historic environment. | | |
| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy | |
| In total, there are 12 Conservation Areas throughout the Borough. Eight of the Conservation Areas are located in the north of the Borough and have been designated in order to preserve the older, stone-built features and settlements. There | <p>The built heritage and landscapes of Bury currently face variable pressure from new development. Restrictive covenants imposed by heritage designations and planning controls should ensure that the character of Bury is retained.</p> <p>In the absence of an up-to-date plan, the NPPF will become the</p> | <p>The Second Draft Publication Core Strategy considers the wider context and setting for the development of Bury. The impact of the Core Strategy upon heritage and landscape is considered to be very positive.</p> <p>Policies SF1 (Bury's Spatial Framework), EN13 (Built</p> | |

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| <p>are also four Ancient Monuments and 215 Listed Buildings.</p> <p>5,902 ha of the Borough (around 60%) is classed as open land, with the majority being designated as Green Belt. The Borough does not contain any landscapes of national importance but there are a number of distinctive landscape types. These include the moorland hills, moorland fringe, settled pastures and industrial river valleys.</p> | <p>main source of planning policy.</p> <p>The saved UDP policies afford a great deal of protection to existing heritage and landscape features. The NPPF states that relevant policies in existing plans adopted prior to 2004 i.e. the saved UDP policies, should be given due weight according to the degree of consistency with the NPPF.</p> <p>Conservation Area Appraisals and Conservation Area Management Plans are also being prepared for the Borough's Conservation Areas.</p> | <p>Heritage Assets and Landscape Character Areas) and EN14 (Conserving and Enhancing the Borough's Built Heritage and Landscape Character) are particularly important in relation to the heritage and landscape topic area.</p> |
| <p>Secondary / Indirect Effects on Heritage and Landscape:</p> <p>Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect due to extreme climatic events or flooding may pose an increased risk to heritage and landscape assets within Bury.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Heritage and Landscape:</p> <p>Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscapes and especially the heritage assets, cannot always recover from the negative effects, at least not without great cost or a lengthy recuperation period once the development is removed.</p> | | |
| <p>Spatial Effects on Heritage and Landscape:</p> <p>Listed Buildings and Conservation Areas within the Borough are predominantly concentrated in the main urban areas of Bury Town Centre, Whitefield, Prestwich and Ramsbottom. These areas are also those proposed to accommodate most new development in the borough. It is therefore likely that the landscape/townscape and heritage values of these areas will be most affected.</p> | | |
| <p>Cumulative Effects on Heritage and Landscape:</p> <p>Cumulative effects will reflect spatial effects, as the areas of highest concentration of new development will likely be the areas of greatest cumulative effect, and should be monitored and managed accordingly.</p> | | |
| <p>Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:</p> <p>The implementation of the Core Strategy is not expected to have any negative impacts on heritage and landscape due to the high level of protection and appropriate mitigation provided to heritage and landscape assets in the Borough by a number of policies. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.</p> <p>The Core Strategy will have a positive impact on the continued development of a Green</p> | | |

Infrastructure Network within Bury.

| SA Topic | Biodiversity | |
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| SA Objectives | 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features. | |
| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy |
| <p>There are currently 50 SBIs in Bury. These sites are Bury's best for flora and fauna. Furthermore, Bury currently has five declared Local Nature Reserves (LNRs), at Kirklees, Philips Park, Chesham, Hollins Vale and Redisher Woods.</p> <p>There are a number of species present within the Borough that are protected by European and National legislations. They include Great Crested Newts, Bats and Badgers. There are also a number of wildlife corridors and links within the Borough.</p> | <p>In the absence of an up-to-date plan, the NPPF will become the main source of planning policy.</p> <p>Existing saved Bury UDP policies afford a degree of direct protection to key biodiversity sites by way of limiting development outside the urban boundary. However, these policies will not be sufficient in the medium/long-term to protect these sites from all impacts of new development and climate change, especially given the level of new housing development that will be required in Bury.</p> <p>The NPPF states that relevant policies in existing plans adopted prior to 2004 i.e. the saved UDP policies, should be given due weight according to the degree of consistency with the NPPF.</p> <p>The effects of climate change, especially flooding, are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.</p> | <p>The policies identified within the Second Draft Publication Core Strategy generally strive to meet the sustainability objective identified in the SA framework on the topic of Biodiversity, Fauna and Flora.</p> <p>Policies EN5, EN6 and EN18 will have a positive effect on ensuring that sites of biodiversity value within the Borough are protected and enhanced.</p> |
| <p>Secondary / Indirect Effects on Biodiversity:</p> <p>Aside from the direct effects that new development can have on biodiversity, the effects it has on other factors such as increased transportation, reduced air quality, reduced water quality, loss of land resources, impact on climate change and overcrowding of open space can all have secondary or indirect effects on biodiversity, through impacts on their habitats, wildlife corridors</p> | | |

or specific species.

In relation to the effects of the proposed policies within the Second Draft Publication Core Strategy, most of the above factors that result in secondary effects on biodiversity are addressed to a degree, but in certain cases some policies could be stronger to limit the effects of new development on those factors and therefore indirectly on biodiversity.

Short, Medium and Long-term effects and Temporary / Permanent effects on Biodiversity:

Effects on biodiversity are usually permanent, although some minor effects can reduce populations for a short time but then allow the populations to build back-up over time. Similarly, any negative effects on biodiversity will usually become more negative over the long-term, as populations of species are affected and this, in turn, affects the populations of other species further up or down the food chain, but some effects are so significant that they can have immediate negative effects. This is usually the case where new development directly affects a habitat or important biodiversity site on or in close proximity to the development site.

Spatial Effects on Biodiversity:

Areas that could be affected include the SBIs in and around the key centres throughout the Borough (the majority of these are in Bury and around Ramsbottom and Radcliffe). However, if developments are planned and managed appropriately in these areas and strong mitigation is put in place for any negative effects, the effect on biodiversity could be minimal and possibly even become positive.

Cumulative Effects on Biodiversity:

The greatest risk of cumulative effects on biodiversity will arise where most development is planned and where policy is not strong enough in preventing negative impacts on the environment and on specific habitats. As such, the two main towns of Bury and Radcliffe, where development will be focused, may see a cumulative negative effect on biodiversity in and around the towns.

Summary of Recommended Mitigation / Enhancement for Biodiversity

The implementation of the Core Strategy is not expected to have any negative impacts on biodiversity in the Borough due to the high level of protection and appropriate mitigation provided to biodiversity assets in the Borough by a number of policies. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.

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| SA Topic | Water and Land Resources |
| SA Objectives | <p>9. To protect and improve the quality of controlled waters in Bury and to sustainably manage water resources</p> <p>11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features</p> <p>16. To manage waste sustainably, minimise waste, its production and increase re-use, recycling and recovery rates</p> <p>17. To conserve soil resources and reduce land contamination</p> |

| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy |
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| <p>The EA's NW River Basin Management Plan identifies the existing ecological status of the Irwell and its tributaries as mostly 'moderate', the chemical status of the Irwell and Roch upstream of Bury WWTW to be 'good' though the Prestwich Clough's are 'failing to achieve good' and the chemical status of the Borough's groundwater as 'poor'.</p> <p>The target for new dwellings on previously developed land in Bury is set out in the North West RSS at 80%. Every year since 2003/04, this target has been exceeded, with 98% of new and converted dwellings built in 2011/12 being on previously developed land.</p> <p>Within the Borough of Bury, recycling and composting rates 23.1% and total waste arisings fell by 3% during 2010/11. The Council has recently introduced a new managed waste collection service which is achieving increased rates of recycling.</p> | <p>In the absence of an up-to-date plan, the NPPF will become the main source of planning policy. The NPPF states that relevant policies in existing plans adopted prior to 2004 i.e. the saved UDP policies, should be given due weight according to the degree of consistency with the NPPF.</p> <p>The projected increase in population in the Borough is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need to provide suitable facilities to dispose of and recycle waste (not withstanding the drive to reduce waste produced). The effects of climate change, especially flooding, are a particular threat to land resources within the Borough. Without new policies to tackle climate change the risk to vulnerable areas (particularly urban areas) may increase further.</p> <p>Population growth within the Borough will place greater demands on the water supply. Increased extraction could potentially compromise quality of water resources located within the Borough.</p> <p>Without the plan, the pressure to develop on Greenfield sites and other vacant sites will be increased, placing greater pressure on the greenfield land resource within Bury.</p> | <p>Overall, the Second Draft Publication Core Strategy has a positive impact on the water and land resources topic. A number of the policies direct development towards key urban centres and previously developed land, which will have a positive impact on preserving soil resources and geology/geomorphological features and policies are included that are designed to reduce the impact of pollution of water and land.</p> |
| <p>Secondary / Indirect Effects on Water and Land Resources:</p> <p><i>Water</i> – Any negative effects in relation to land resources and climate change and flood risk may have indirect effects on water quality and resources as land use affects what ends up in the Borough's waterways and groundwater system and how the latter are recharged.</p> <p><i>Land Resources</i> – There are no significant secondary or indirect effects on land resources in the Core Strategy, other than the negative relationship increased development (especially residential</p> | | |

development) could have on land resources if the waste produced by those new developments is not minimised, re-used or recycled.

Short, Medium and Long-term effects and Temporary / Permanent effects on Water and Land Resources:

Water – Effects (positive or negative) will generally emerge over the medium / long-term as the effects of new development gradually affect water quality and quantity. Such effects should be considered permanent in that, without removing development, such trends will continue indefinitely. Any negative effects on water quality caused by construction (most likely through surface water run-off) are likely to be only temporary and will be controlled through policies on pollution control.

Land Resources – Effects on land resources are nearly always permanent as it requires a long period of time for land once it is developed (for any use) to return to some semblance of undeveloped land. Effects will be immediate upon completion of any development (especially if development is on Greenfield land).

Spatial Effects on Water and Land Resources:

If suggested changes are made within the Core Strategy, then the qualities of watercourses located throughout the Borough are likely to be maintained.

In relation to waste, the impacts will be felt throughout the Borough, particularly in areas where new waste management facilities will be located.

Previously developed land within the key centres in the Borough will be positively impacted by the Core Strategy as these areas will be brought back into use.

Cumulative Effects on Water and Land Resources:

Water – Cumulative effects will be in line with the spatial effects and so will take place where the combined effect of new development comes together in specific stretches of waterway or specific aquifers, most likely around the main towns and downstream of these.

Land Resources – Cumulative effects on land resources will be similar to the spatial effects, as where new development is focused, effects will inevitably be cumulative as well. The cumulative effect of large amounts of development across the Borough will also have a cumulative effect on waste management and potentially on sites of geological/geomorphological value as well, if significant levels of development are located near to them, and such development brings significant land disturbance with it.

Summary of Recommended Mitigation / Enhancement for Water and Land Resources:

The implementation of the Core Strategy is not expected to have any negative impacts on water and land resources due to the focus for growth on PDL and water efficiency and appropriate mitigation provided to for land and water resources in the Borough by a number of policies. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.

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| SA Topic | Climatic Factors and Flooding |
| SA Objectives | 13.To reduce contributions to and promote adaption to the impacts of climate change |

| <p>14. To reduce vulnerability to and sustainably manage and adapt to flood risk in Bury</p> <p>15. To minimise the requirement for energy use and increase the use of energy from renewable resources</p> | | |
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| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy |
| <p>Information provided by the UK Climate Impact Projections (2009) shows that under the medium scenario, by 2050 there is a high probability that mean summer temperatures could increase by 4.1°C and winter rainfall by 26%.</p> <p>Within Bury domestic emissions per capita are one of the highest in Greater Manchester and account for one third of direct carbon emissions.</p> <p>The areas identified as being most at risk of flooding within the Borough include Ramsbottom, areas to the west of Bury Town Centre and between Bury and Radcliffe, although in Ramsbottom there are flood defences that help manage the risk.</p> | <p>If greenhouse gases, for instance CO₂, are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6°C by the end of this century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without the Core Strategy, this trend is likely to continue as new development will not necessarily occur in sustainable locations, which could potentially lead to increases in CO₂ emissions throughout the Borough.</p> <p>In the absence of an up to date local plan, the NPPF will become the main source of planning policy in this regard. One of the overarching principles of the NPPF is to support the transition to a low carbon future in a changing climate, taking full account of flood risk, and encourage the reuse of existing resources and the use of renewable resources, which will have a positive impact on climatic factors and flooding. However where the development plan is out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh any benefits, when assessed against the policies in the NPPF as a whole, or where specific policies in the NPPF indicate development should be restricted.</p> | <p>The policies in the Second Draft Publication Core Strategy will have a positive impact on tackling the impacts of climate change in terms of locating development in sustainable locations and reflecting sustainable design principles, ensuring public transport is promoted, through developing low/zero carbon infrastructure and by controlling the negative impacts of air quality.</p> <p>In terms of the impacts of flooding, the Second Draft Publication Core Strategy will have a positive impact in all areas of Bury.</p> |
| <p>Secondary / Indirect Effects on Climatic Factors and Flooding:</p> <p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to a decrease in air quality (for example through the release of pollutants from industry or an increase in transportation) may have indirect effects in terms of contributing to the effects of climate change. However, the Core Strategy includes policies</p> | | |

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| designed to control the effects of pollution. |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Climatic Factors and Flooding:</p> <p>Effects on climatic factors and flooding tend to be long-term in nature but they are, for all intents and purposes, permanent, as the effects have such long-term impacts on climate (and therefore flooding).</p> |
| <p>Spatial Effects on Climatic Factors and Flooding:</p> <p>All areas throughout the Borough could be impacted by climatic factors. The areas of the Borough that are most susceptible to flooding (Bury, Ramsbottom and Radcliffe) are likely to be positively affected by the policies within the Second Draft Publication Core Strategy.</p> |
| <p>Cumulative Effects on Climatic Factors and Flooding:</p> <p>The very issue of climate change is a cumulative effect itself and the effects within Bury will be based on a combination of global effects and localised effects, caused by existing and new development.</p> |
| <p>Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:</p> <p>Overall, the Second Draft Publication Core Strategy is envisaged to have a positive impact on climatic factors and flooding, and seeks to avoid or mitigate the potential negative effects of growth and development.</p> |

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| SA Topic | Transportation and Air Quality | | |
| SA Objectives | <p>8. To reduce the need to travel, improve choice and use of sustainable transport modes and encourage efficient patterns of movement in support of economic growth</p> <p>10. To protect and improve air quality</p> | | |
| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy | |
| <p>The Borough currently experiences a high level of out-commuting with a significant amount of the Borough's residents travelling to work by private motor vehicle. Use of public transport throughout the Borough is low.</p> <p>There is a need to contribute towards ensuring alternatives to the car are</p> | <p>Without new policies that promote sustainable transport, improved accessibility and a greater choice in modes of transport, the likely situation going forward in Bury will be a further increase in numbers of cars using the roads. This will have an inevitable knock-on effect for congestion (and therefore air quality) and on road safety.</p> <p>In the absence of an up to date</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 8 and 10 and will have a positive effect over the lifetime of the Plan.</p> <p>Generally, the Second Draft Publication Core Strategy has a positive impact on air quality mainly via indirect impacts. Some of the policies within the Core Strategy detail the need to locate new development sustainably, promote public transport provision within Bury and to control pollution, which</p> | |

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| <p>attractive and reliable, particularly for residents who live in the north of the Borough.</p> <p>Air quality in some areas of the Borough fails to meet recognised standards. There is an Air Quality Management Area (AQMA) in Bury encompassing most of the major roads in the Borough and some larger areas in the vicinity of the M62, M66 and A58.</p> | <p>local plan, the NPPF will become the main source of planning policy in this regard. Without a spatial strategy for the Borough, development will not necessarily be focussed on the most sustainable locations, thereby increasing the need to travel, and failing to maximise the use of sustainable modes of travel.</p> <p>As such, it would not only be unsustainable to attempt to move forward without new policy, it would make the Borough unattractive for new development and limit progress on addressing social inequality and promoting economic development.</p> <p>Without the plan, there could be a decrease in air quality in the Borough.</p> | <p>will have a positive impact on air quality.</p> <p>A large number of the policies within the Second Draft Publication Core Strategy significantly and directly affect transportation in the Borough. All new development has to be accessible and creates changes in transport and movement patterns; therefore any policy proposing new development will have at least a "less significant" effect. Other policies concern transportation, movement and access proposals themselves and will clearly have a "significant" effect.</p> |
| <p>Secondary / Indirect Effects on Transportation and Air Quality:</p> <p>Effects on other sustainability factors and issues do not generally have indirect, secondary effects on transportation, although there is the potential for adverse effects on climate change issues to affect transportation indirectly in the long-term.</p> <p>The main secondary / indirect effect on air quality is where proposals / policies could lead to an increase in traffic levels, especially congestion. This, in turn, will lead to reduced air quality although this issue will be considered through policies on pollution control. The Core Strategy seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.</p> <p>The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. This would improve air quality in Bury.</p> | | |
| <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Transportation and Air Quality:</p> <p>The policies set out in the Second Draft Publication Core Strategy are likely to have a positive impact on air quality in the short/ medium term. Although growth proposed within the Core Strategy may have a negative impact on air quality, measures within other policies (including the sustainable location of development, promotion of public transport, pollution control and renewable energy schemes) would help to address this.</p> <p>In the long-term, the effects of the Second Draft Publication Core Strategy on the sustainability of transportation and air quality will still be positive, but less so. This is because the specific improvements proposed will have been delivered and meeting the increased demand of the new development delivered as part of the Core Strategy, but there will be new demands from new developments, possibly in different locations emerging, that no specific proposals have as yet</p> | | |

been established to address.

In terms of transport most of the impacts will be permanent as new development will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.

The implementation of the Core Strategy should result in an improvement in the state of air quality within the Borough; this should then represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively or as a result of a catastrophic event such as a major industrial fire/explosion. Furthermore in the coming decades, road transport is likely to remain a significant contributor to air pollution in cities, and motorway travel is a significant source of air pollution over which the Core Strategy can have only limited influence.

Spatial Effects on Transportation and Air Quality:

In terms of transportation the areas likely to be significantly affected by the Core Strategy are Bury town centre and to a lesser extent the main towns of Radcliffe, Prestwich and Ramsbottom. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues although these will be considered through pollution control policies. In addition areas that incorporate sensitive ecosystems and habitats could also be adversely affected by air quality issues.

Cumulative Effects on Transportation and Air Quality:

Cumulative effects reflect the spatial effects in that the positive cumulative effect of public transport improvements and the promotion of sustainable transport choices throughout the Borough including rural areas, will create a positive effect and complement the large amount of new development being focused in the Borough's main centres.

In terms of air quality, cumulative effects will again reflect the spatial effects, as Bury town centre and to a lesser extent the main towns of Radcliffe, Prestwich and Ramsbottom are where most new development will be directed, and therefore there is most chance of a cumulative negative effect on air quality although, again, the Core Strategy includes policies designed to control pollution.

Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:

Overall, the negative effects of the Second Draft Publication Core Strategy on transportation are limited to the general effect of new development increasing the burden on the transport network, but many of the policies are formulated in such a way as to limit this effect by proposing improvements to the transport network that will potentially off-set any negative effect, provided they are implemented, and ensuring development is focussed on areas which have good access to sustainable modes of transport.

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| SA Topic | Social Equality and Community Services |
| SA Objectives | <ol style="list-style-type: none"> 1. To reduce poverty and social exclusion 2. To improve physical and mental health and reduce health inequalities 3. To improve the education and skills of the overall population and to provide opportunities for life long learning |

| <p>5. To reduce crime, disorder and the fear of crime</p> <p>7. To improve accessibility for all to essential services and facilities</p> | | |
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| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy |
| <p>Some areas of the Borough, particularly the central areas currently suffer from high levels of multiple deprivation. In particular, there is a need to tackle income deprivation and increase life expectancy across the Borough.</p> <p>An ageing population is also a key sustainability issue within the Borough.</p> <p>There are varying levels of vitality and viability within the Borough's centres.</p> | <p>In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment and poor accessibility to services and provision of open space / play facilities in certain areas of the Borough. Furthermore new development could put pressure on existing open space in some settlements.</p> <p>Over time, as the regional and national planning framework changes, the saved UDP Policies would begin to become out of date, and in some instances, irrelevant, as a result of demographic changes.</p> <p>Without the Core Strategy it is likely that strategic development may not be located sustainably and it may be more difficult to obtain appropriate contributions from new developments to meet community requirements.</p> <p>Without the Core Strategy there may also be less emphasis in addressing spatial disparities in the Borough.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 1-5 and 7 and will have a very positive effect over the lifetime of the Plan.</p> <p>By promoting development in the most sustainable locations, the Core Strategy will help to safeguard existing services, community and infrastructure provision including healthcare. Focusing growth on well connected areas will negate the need to travel to access services.</p> <p>Providing social infrastructure such as basic health and community facilities, sports and open space facilities will help to improve the health of the population and also increase community cohesion.</p> <p>Likewise, those policies that encourage walking, cycling, a reduction in private car use, pollution control and the creation of green infrastructure are likely to have positive influences on health.</p> |
| <p>Secondary / Indirect Effects on Social Equality and Community Services:</p> <p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open space,) and to the social environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.</p> <p>For example, the provision of good quality affordable and supported housing can increase social integration through mixed communities and can have secondary positive impacts on health and quality of life.</p> <p>Likewise, the provision of sustainable travel options can have secondary impacts on community</p> | | |

health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through increased accessibility to service and facilities.

Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:

Overall the policies proposed should have a positive impact on social equality and community services in the Borough in the short and medium term. The positive effects seen in the short / medium term should continue in the long term, especially in terms of increased levels of access to services and facilities.

Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change. New health problems may emerge, and the Core Strategy should seek to be as adaptable and as flexible as possible to deal with such changes.

Ensuring Bury's communities can sustainably access community services and facilities including health, green infrastructure and education should have a permanent positive impact for social inclusiveness in Bury.

There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

Spatial Effects on Social Equality and Community Services:

All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development takes place.

Employment land provision will have a balanced distribution allowing for all parts of the Borough to easily access a range of jobs, with the north of the Borough being affected the most.

Cumulative Effects on Social Equality and Community Services:

Cumulative effects will reflect the spatial effects, as where there is most new development, there is most chance of a cumulative effect on community equality and services. Cumulatively, measures proposed that will contribute towards sustainable communities in all policies should have a significant positive effect on community health as a receptor and equality, leisure and education.

Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:

The implementation of the Core Strategy is not expected to have any negative impacts on social equality and community services. The potential for negative impacts may arise if there is a failure in implementing the full range of Core Strategy policies.

It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.

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| SA Topic | Local Economy and Employment | |
| SA Objectives | 6. To offer everybody the opportunity for quality employment 18. To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth across Bury | |
| Current Status | Likely situation without the plan Situation under the Second Draft Publication Core Strategy | Situation under the Second Draft Publication Core Strategy |
| <p>The Borough is characterised by low quality and low paid employment and low job density. Employment deprivation is a key issue in some areas of the Borough, particularly in Bury East and Radcliffe and the Brandlesholme Estate in Bury West.</p> <p>Statistics indicate forecasted decline in manufacturing employment and rising levels of worklessness in the Borough.</p> <p>There is a limited existing supply of employment land and there is significant pressure to redevelop existing employment land and premises for residential uses.</p> | <p>In the short term existing unfavourable economic trends would be likely to continue, including deprivation and low job density.</p> <p>Without the implementation of the Plan the Council may struggle to align land use planning with infrastructure planning.</p> <p>Without the Core Strategy a 'business as usual approach' is likely to result in piecemeal development and may result in regeneration opportunities for the Borough being missed.</p> <p>In terms of retail and town centres, without the implementation of the Core Strategy the NPPF will have a positive impact as it seeks to ensure retail and other main town centre uses are located in town centre locations.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objectives 6 and 18 and will have a very positive effect over the lifetime of the Plan.</p> <p>By improving local job prospects for new and existing residents, the Core Strategy will also help to counteract the level of out-commuting. The provision of better quality local employment opportunities could help tackle the earnings gap between those living in the Borough who are locally employed and those who work outside the Borough. The provision of a wide range of employment opportunities should also have positive indirect effects on the vitality of communities and the sense of wellbeing amongst residents of Bury.</p> |
| <p>Secondary / Indirect Effects on Local Economy and Employment:</p> <p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. Other areas of sustainability which are explicitly linked to economic growth and employment, include those relating to the physical environment (air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, and leisure) and as such, these can have a number</p> | | |

of secondary impacts on the local economy and employment.

For example, the availability of land resources can have significant secondary impacts on the local economy and employment as the reuse and redevelopment of derelict, vacant and underused land in preference to Greenfield sites can help to tackle physical and environmental decay, which in the long term can help stimulate economic activity.

Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment.

The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Good social infrastructure will attract new businesses and employees, as such areas will be an attractive place to live and do business. Education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill level can encourage higher income jobs to be created.

Short, Medium and Long-term effects and Temporary / Permanent effects on Local Economy and Employment

The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.

Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate economic growth have much more permanent effects such as good infrastructure.

The implementation of the Core Strategy policies in relation to local economy and employment will have a permanent impact, for example the development of a town centre if the development of employment land is considered permanent.

Likewise, the development of employment and other commercial development on previously developed land will help to encourage urban renaissance and is likely to have a permanent impact.

The success of the Borough's economy is tied to that of the UK economy as a whole, and as such, there will be other spatial planning issues in relation to the local economy and employment that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

Spatial Effects on Local Economy and Employment:

All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new economic development takes place, which is more likely to be in urban areas.

Cumulative Effects on Local Economy and Employment:

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on local economy and employment.

Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased education opportunities, greater housing choice, enhanced community facilities and a sustainable environment in all policies should have a significant positive effect on the local economy and employment.

Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:

Overall, the Second Draft Publication Core Strategy is envisaged to have a positive impact on the local economy and employment - particularly in the medium to long-term when the policy measures will have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.

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| SA Topic | Housing | | |
| SA Objectives | 4. To improve access to good quality, affordable and resource efficient housing | | |
| Current Status | Likely situation without the plan | Situation under the Second Draft Publication Core Strategy | |
| <p>There is a need to accommodate future housing targets including the need for special needs housing and for social rented accommodation, as well as intermediate affordable housing across the Borough.</p> <p>There is also a need to support and locate new development in locations which reduce reliance on the private car and minimise the distance people have to travel, and to ensure equal access to housing, employment and services for all the community through an integrated public transport network.</p> | <p>In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of housing options and a growing affordability issue. The poor condition of some of the housing stock would also be likely to remain.</p> <p>Ultimately, without new housing policies the current planning policy framework is ill-equipped to deal with the future housing needs of the Borough.</p> | <p>The policies identified within the Core Strategy generally strive to meet SA Objective 4 and will have a very positive effect over the lifetime of the Plan.</p> <p>Two of the key challenges facing the Borough relate to meeting the needs of an increasingly ageing population and increasing the supply of affordable housing. The implementation of the Core Strategy will help to ensure that everyone has the opportunity of living in a decent and affordable home and that specific housing needs are met. This in turn will help to reduce social inequalities within the Borough.</p> | |

Secondary / Indirect Effects on Housing:

Other areas of sustainability are explicitly linked to housing, including those relating to the physical environment (employment provision, open space, transport) and to the social environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. For example, a diverse local economy can have positive secondary impacts on housing choice and can support housing growth through the attraction of potential residents and investors.

Short, Medium and Long-term effects and Temporary / Permanent effects on Housing:

The Core Strategy should result in an increase to the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.

The positive effects seen in the short / medium term should continue in the long term, especially in terms of meeting existing and proposed housing needs in the Borough.

The implementation of the Core Strategy policies in relation to housing will have a permanent impact.

Spatial Effects on Housing:

All parts of the Borough will benefit from increased housing quantity, location, quality, affordability and choice, but particularly wherever new housing development takes place. The most positive effects will likely be in the Bury and Radcliffe regeneration areas as to a lesser extent in Ramsbottom, Tottington, Prestwich and Whitefield. There could also potentially be negative impacts on areas of landscape value within the Borough, depending upon where new housing is located.

Some rural locations including a subset of villages and some areas of previously-developed land may receive positive impacts through the introduction of small housing opportunities which support local services.

Cumulative Effects on Housing:

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on housing. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased community facilities and services and increased economic activity should have a significant positive effect on housing.

Summary of Recommended Mitigation / Enhancement for Housing

Overall, the Second Draft Publication Core Strategy is envisaged to have a positive impact on housing, and result in an increase to the supply of housing (including affordable housing) and housing quality, whilst also creating mixed and balanced communities.

Appendix 10 – Assessment of Significant Effects of the 2013 medium growth employment scenario

The following table provides an explanation of the symbols used in the appraisal.

| Symbol | Likely effect on the SA Objective |
|--------|---|
| ++ | The option is likely to have a very positive impact |
| + | The option is likely to have a positive impact |
| 0 | No significant effect / no clear link |
| ? | Uncertain or insufficient information on which to determine impact |
| - | The option is likely to have a negative impact |
| -- | The option is likely to have a very negative impact |
| +/- | The option is likely to have some positive and some negative effect |

Appraisal of the employment land supply and the 2013 Medium Growth Scenario against the Bury SA Framework

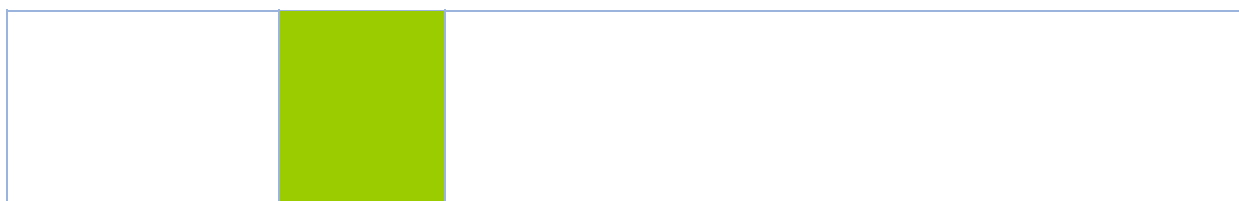
| <u>Bury SA objectives</u> | <u>2013 Medium Growth Scenario</u> | <u>Commentary and Proposed Mitigation</u> |
|---|---|--|
| | 49.65 – 50.76 ha. | |
| 1. To reduce poverty and social exclusion | + | <p>Provided that sites are in appropriate locations and of sufficient quality, the medium growth scenario would help provide necessary employment infrastructure which should help attract new economic development to the Borough.</p> <p>However, the pursuit of this level of growth may result in the release of around 8 to 9 hectares of the identified employment land supply which would reduce the level of positive impact on Objective 1 compared to higher levels of growth.</p> |
| 2. To improve physical and mental health and reduce health inequalities | + | <p>The medium growth scenario will help facilitate better paid and better quality employment opportunities in the Borough. This could lead to more disposable income that could be used to pursue a healthier lifestyle.</p> <p>In addition, the creation of new employment opportunities would potentially allow for people to travel to work by a choice of means of transport, including walking and cycling; this could have indirect secondary impacts on health and well-being.</p> <p>However, the pursuit of this level of growth may result in the release of around 8 to 9 hectares of the identified employment land supply which would reduce the level of positive impact on Objective 2 compared to higher levels of growth.</p> |

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| 3. To improve the education and skills of the overall population and to provide opportunities for life long learning | + | The medium growth scenario will help encourage new business formation in the borough although the scale of impact will be less than that of higher levels of growth. This will have a positive impact on promoting access to local training opportunities and will help improve the skills of local people who take up these opportunities. |
| 4. To improve access to good quality, affordable and resource efficient housing | ? | <p>In the medium-long term, increased economic prosperity and high quality, higher paying jobs generated through the medium, growth scenario should have flow-on multiplier effects - increasing the earning power/salaries of residents – making quality housing more affordable/attainable. However, it could also have a negative impact – raising house prices and thus reducing affordability.</p> <p>However, the medium growth scenario would involve the loss of around 8 to 9 hectares of the Borough's identified employment land supply, most likely to residential development, this could potentially improve access to good quality housing. However with less employment opportunities in the Borough housing would potentially become less affordable to local residents.</p> |
| 5. To reduce crime, disorder and the fear of crime | 0 | The medium growth scenario is unlikely to have a clear direct effect/link with this SA objective. Supporting growth in the number of jobs available in the Borough through the medium scenario could help to reduce levels of crime associated with social exclusion and poverty in the borough although the level of impact will be less than what could be achieved through higher levels of growth. |
| 6. To offer everybody the opportunity for quality employment | + | The provision of land for new business formation through the medium growth scenario will help increase the quality and number of employment opportunities in the Borough although the level of positive impact will increase with the higher levels of growth. |
| 7. To improve accessibility for all to essential services and facilities | 0 | The growth scenario is unlikely to have a clear direct effect/link with this SA objective. |
| 8. To reduce the need to travel, improve choice and use of sustainable transport modes and encourage efficient patterns of movement in support of economic growth | + | <p>The Bury Infrastructure Plan has identified that additional transport investment is required to support the delivery of the Core Strategy.</p> <p>The AGMA transport model has identified that a growth in population and employment, changes in car ownership and declining relative affordability of public transport compared to the car, will result in increased traffic levels and a shift away from the use of public transport, walking and cycling by 2026. In addition, some sections of the motorways and junctions may reach capacity by 2026. The main routes to and from the regional centre during peak periods are forecast to show significant delays, resulting in additional journey times of between 10 and 15 minutes by 2026. In particular, the A58 between Bury and Bolton, the A56 north of Bury, the A58 Rochdale to Bury and the A56 between Bury and the M60. Public transport patronage in the district is forecast to decline by 2026, however it will continue to be an attractive mode of transport for travelling into Manchester</p> |

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| | | <p>City Centre.</p> <p>The medium growth scenario provides the opportunity to allocate new employment land close to public transport interchanges and to allow opportunities for the Borough's residents to work close to where they live. This would have the potential to reduce the reliance on the car and reduce the number and length of car-borne journeys to work.</p> <p>If the quality of employment opportunities is improved through the medium scenarios, this could help attract those residents who currently commute to higher paid jobs outside the Borough, particularly those who travel to Manchester to seek employment opportunities within the borough, thus reducing commuting.</p> <p>However, the pursuit of this level of growth may result in the release of around 8 to 9 hectares of the identified employment land supply which would reduce the level of positive impact on Objective 8 compared to higher levels of growth.</p> |
| 9. To protect and improve the quality of controlled waters in Bury and to sustainably manage water resources | 0 | <p>The growth scenario is unlikely to have a clear direct effect/link with this SA objective.</p> |
| 10. To protect and improve air quality | +/? | <p>Bury already has a large area covered by an AQMA and new employment development is likely to have a negative impact on local air quality through increased business journeys and congestion.</p> <p>The medium growth scenario provides the opportunity to allocate new employment land close to public transport interchanges and to allow opportunities for the Borough's residents to work close to where they live. This would have the potential to reduce the reliance on the car and reduce the number and length of car-borne journeys to work, therefore reducing the negative impact of new development on the poor air quality already experienced in the large area of the Borough which forms part of an AQMA.</p> <p>However, the pursuit of this level of growth may result in the release of around 8 to 9 hectares of the identified employment land supply which would reduce the level of positive impact on Objective 10 compared to higher levels of growth.</p> |
| 11. To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features | +/- | <p>The delivery of the medium growth scenario would be likely to involve the identification of some land outside the urban area leading to potentially negative impacts but encroachment into the Green Belt could be avoided.</p> |

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| 12. To protect and enhance and make accessible for enjoyment, the diversity and distinctiveness of landscapes, townscapes, the countryside and the historic environment | +/- | The delivery of the medium growth scenario would be likely to involve the identification of some land outside the urban area leading to potentially negative impacts but encroachment into the Green Belt could be avoided. |
| 13. To reduce contributions to and promote adaptation to the impacts of climate change | +/- | <p>The protection of the Green Belt through the medium growth scenario will help minimise impacts associated with climate change by helping to maintain and provide a green infrastructure network.</p> <p>The medium growth scenario provides the opportunity to allocate new employment land close to public transport interchanges and to allow opportunities for the Borough's residents to work close to where they live. This would have the potential to reduce the reliance on the car and reduce the number and length of car-borne journeys to work, thereby reducing climate change contributions.</p> <p>However, the level of positive impact will be less than what could be achieved through higher levels of growth and the potential loss of 8 to 9 hectares from the identified employment land supply would not maximize the potential to stem the flow of out-commuting from the Borough leading to less positive impacts on congestion and climate change.</p> <p>The construction and operation of new development under this scenario will provide the opportunity to build and design new development sustainably, maximising opportunities for energy efficiency and conservation measures, including of natural resources.</p> <p>In relation to flood risk infrastructure, additional infrastructure investment will be necessary to serve existing communities and new development in Radcliffe and Ramsbottom. The SFRA has identified that Flood Risk is an issue for the Core Strategy.</p> <p>Additional investment in energy infrastructure is necessary to support the delivery of the Core Strategy and key development areas. Part of the electricity distribution network in Bury may be at capacity and additional investment by ENW / developers may be required. This may be resolved in part by new decentralised generation, which will also provide social, economic and environmental benefits, helping Bury work towards a low carbon economy.</p> |
| 14. To reduce vulnerability to and sustainably manage and adapt to flood risk in Bury | - | The delivery of the medium growth scenario would potentially involve the development of a large amount of land in the Borough that is constrained by flood risk. Additional infrastructure investment will be necessary to serve existing communities and new development in Radcliffe and Ramsbottom. |

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| | | The Bury Infrastructure Delivery Plan identifies the Bury-Radcliffe Flood Mitigation Strategy as being required in order to address the complicated and interrelated nature of flood risk issues in the Bury-Radcliffe area. The Strategy will establish a strategic approach towards mitigating risk in this area. |
| 15. To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable resources. | +/- | <p>The construction and operation of new development under the medium growth scenario will provide the opportunity to build and design new development to new sustainability standards, maximising opportunities for energy efficiency and conservation measures and minimising use of natural resources.</p> <p>The implementation of a sustainable employment land target would not guarantee this but may help to facilitate it.</p> <p>Additional investment in energy infrastructure is necessary to support the delivery of the Core Strategy and key development areas. Part of the electricity distribution network in Bury may be at capacity and additional investment by ENW / developers may be required. This may be resolved in part by new decentralised generation, which will also provide social, economic and environmental benefits, helping Bury work towards a low carbon economy.</p> |
| 16. To manage waste sustainably, minimise waste, its production and increase re-use, recycling and recovery rates? | - | <p>The Bury Infrastructure Plan states that additional waste infrastructure to manage commercial and demolition waste is required. However this is not critical to the delivery of the Core Strategy and will be addressed through the Waste PFI agreement with Viridor. The Joint Waste DPD identifies waste management sites that will come forward through the private sector.</p> <p>Ultimately, the impact of new development on waste is to put more pressure on waste management and recycling resources, so the medium growth scenario would have a negative impact.</p> |
| 17. To conserve soil resources and reduce land contamination | +/- | <p>The medium growth scenario could be accommodated on land predominantly within the existing urban area and would involve development of brownfield land - thus having a positive impact on ensuring prudent use of land resources.</p> <p>However, achieving this level of growth would require land outside the existing urban area as well as greenfield sites.</p> <p>Some of the identified employment land supply involves areas of former landfilling which may provide an opportunity for land remediation.</p> |
| 18. To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth across Bury | + | <p>The medium growth scenario will allow for opportunities to enhance the quality and quantity of employment opportunities in the Borough.</p> <p>The provision of employment land through the medium, medium to high and high growth scenarios will allow for the provision of adequate premises / infrastructure to support the local economy and future economic growth.</p> <p>However, higher levels of growth would result in more positive impacts on this Objective.</p> |



Summary

Assuming that the amount of employment land proposed under the medium scenario is supported by the identification of quality employment sites in appropriate locations, this scenario has a positive effect on ensuring that there is employment land available for economic growth in the future and therefore on the economic objectives. However, for higher levels of employment growth, the level of positive impact on the SA economic objectives will clearly be proportionally higher.

The medium growth scenario will help diversify the local economy and will improve employment infrastructure in the Borough although, again, the positive impacts will be more significant with higher growth scenarios. Furthermore, this growth scenario could involve the release of 8 to 9 hectares from the identified land supply which could, to some extent, harm the economic growth ambitions of the wider sub-region.

The medium growth scenario will help encourage new business formation which will have a positive impact on promoting access to local on-the-job training opportunities and will help improve the skills of local people. However, again the positive impacts will increase proportionally under higher growth options.

The medium growth scenario will also help facilitate better paid and better quality employment opportunities in the Borough. This could lead to more disposable income that could be used to pursue a healthier lifestyle. Again, the positive impacts associated with higher levels of growth would be more significant.

New development invariably generates negative environmental impacts and the appraisal reflects this. However work on the Infrastructure Delivery Plan has identified a number of mitigation measures which will be implemented to address issues related to water and energy supply, flood risk and green infrastructure.

The medium growth scenario could be accommodated without the need to encroach into the Green Belt which will not have a particularly significant impact in this respect. Higher levels of growth may require land currently designated as Green Belt and the level of impact will increase accordingly.

In conclusion, the medium growth scenario is considered to be a sustainable option as it will allow for some economic growth predominantly within the existing urban area. Higher growth is considered to be equally sustainable as it will bring higher economic and social benefits but at the expense of greater environmental impact, such as the potential negative impacts arising from the development of land within the Green Belt. The extent to which high growth can be deemed as remaining a sustainable option is dependent on the degree of environmental impact and, in particular, the point at which the levels of growth would have excessively negative impacts on the Green Belt.