

# **Employment Land**

**Supplementary Planning Document**

# **Sustainability Appraisal Report**

This Sustainability Appraisal Report has been prepared in order to comply with the requirements of the Planning and Compulsory Purchase Act 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities.

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এই পুস্তিকাটির একটি সংক্ষিপ্তসার গুজরাটি, বাংলা এবং উর্দুতে পাবার ব্যবস্থা করা যেতে পারে।  
অনুগ্রহ করে 0161 342 8355 নম্বরে যোগাযোগ করুন।

આ દસ્તાવેજનું ટુંકમાં વર્ણન ગુજરાતી, બંગાળી અને ઉર્દૂ ભાષાઓમાં ઉપલબ્ધ છે. મહેરબાની  
કરીને 0161 342 8355 ઉપર ટેલીફોન કરો.

اس کتابچے کا خلاصہ گجراتی، بنگالی اور اردو میں فراہم کیا جاسکتا ہے۔  
براہ مہربانی 0161 342 8355 پر ٹیلیفون کیجئے۔

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## **1 Introduction**

**1.1** Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for a range of planning policy documents including Supplementary Planning Documents (SPDs). This report describes the approach to and outcomes of the SA for the draft Employment Land SPD. It describes what the appraisal aimed to achieve, how it was carried out and what the outcomes were.

**1.2** In order to comply with the Government SA guidance that the process should involve the assessment of alternatives, appraisal has been undertaken of two options:

- Option One: Continue the implementation of the existing UDP policies.
- Option Two: Produce an Employment Land SPD.

## **2 Relationship to the Unitary Development Plan**

**2.1** The policies within the Tameside Unitary Development Plan (UDP), adopted in November 2004, have been 'saved' under direction from the Secretary of State on 27<sup>th</sup> September 2007 until such a time as the UDP is updated and replaced. The current UDP policies therefore continue to be the policies against which any new SPD is linked, as required under regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations, 2004.

**2.2** The Employment Land SPD has been prepared in relation to UDP saved policies E3 and E6. Once adopted by the Council the SPD will become part of the Local Development Framework.

## **3 The Purpose of the SA and the SA Report**

**3.1** One of the main objectives of the new planning system is to achieve sustainable development. A key policy message of Planning Policy Statement 1 "Creating Sustainable Communities" is: the need for planning authorities to take an approach based on integrating the four aims of sustainable development: economic development; social inclusion; environmental protection; and prudent use of resources.

**3.2** Government guidance suggests that "The purpose of Sustainability Appraisal is to promote sustainable development ". Consequently this report provides the findings of the SA of the consultation draft Employment Land SPD. It has been published alongside the draft SPD in order to describe how effectively the principles of sustainable development have been incorporated into the document.

## **4 Objectives and Contents of the Draft SPD**

**4.1** The Employment Land SPD was tabled to be produced and adopted in 2007, in the Council's submitted and approved Local Development Scheme (April 2007).

**4.2** The Employment Land SPD supports the Council's planning policies relating to employment land and premises. It aims to improve employment opportunities in Tameside by enabling employment generating development to take place in appropriate locations. It also aims to achieve high quality design in new employment developments.

**4.3** The SPD provides detailed guidance on submitting applications for employment development or development on employment land and sets out the information that applicants are expected to provide in support of their applications.

**4.4** It describes the local economic context, and the current situations with regard to existing employment land and premises, and the available supply of employment land.

- 4.5** There is also guidance on the approach that the Council will take to dealing with applications for mixed-use or non-employment developments on employment land. It clarifies the situations where the Council will require employment land to be retained for employment uses, and sets out other circumstances where the Council will consider allowing a site to be put to alternative uses.
- 4.6** The SPD also gives detailed guidance on the design and layout requirements for new employment development, along with parking, servicing and access and the requirement to make efficient use of resources.

## **5 Sustainability Issues**

- 5.1** A full range of sustainability issues and challenges relating to the Borough are described in chapter 3 of the SA of the LDF Core Strategy and Hattersley AAP Scoping Report. Those objectives of most relevance to this SPD are considered to be:
- i. To ensure the prudent use of natural resources and the sustainable management of existing resources
  - ii. To reduce the need to travel
  - iii. To protect and improve local environmental quality
  - iv. To protect and improve land quality
  - v. To reduce crime, disorder and the fear of crime
  - vi. To secure economic inclusion
  - vii. To develop strategic transport, communication and economic infrastructure
  - viii. To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities
  - ix. To develop and exploit the borough's knowledge base
  - x. To exploit the growth potential of business sectors
  - xi. To improve the productivity and competitiveness of business

## **6 Strategic Environmental Assessment (SEA)**

- 6.1** When preparing a SPD the LPA is required to consider whether or not the SEA Directive applies to the subject covered by the document. In the view of the LPA the draft SPD is not subject to the requirements of the SEA Directive because it will not provide guidance of strategic significance when considered in relation to the policy-making hierarchy of international, national and regional plans and programmes. Therefore the guidance provided by the SPD is not likely to have any significant environmental effects.
- 6.2** There are only likely to be positive environmental impacts from this guidance through the sustainable regeneration.

## **7 Appraisal Methodology**

- 7.1** ODPM guidance to Planning Authorities<sup>1</sup> indicates that: "The different forms of SPD that may be prepared will necessitate a relatively flexible approach to SA to ensure that it is appropriate and relevant. When producing the SA on SPDs, SA material from a RSS (Regional Spatial Strategy) revision, DPD (Development Planning Document) or SPD can be used, particularly for Stage A of the process." (paragraph 4.1.9).
- 7.2** Taking account of this the scoping assessment was carried out in July 2007 and the appraisal in October by Council Officers from Strategic Planning. The initial Scoping Report has been forwarded for consultation to the four statutory agencies, those being English Heritage, English Nature, Countryside Agency and Environment Agency. It has also been sent to the Government Office for the North West, the North West Economic Development Agency and the North West Regional Assembly for comment.

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<sup>1</sup> "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" Office of the Deputy Prime Minister (ODPM) November 2005

**7.3** Although it was concluded that there is not likely to be any significant environmental, social or economic impact as a result of adopting this SPD, it was considered necessary to test its proposals against sustainability criteria and ensure that there are no major gaps in the issues it addresses. As a result it was decided to undertake a SA by utilising the SA Framework contained in the Scoping Report of the Council's Core Strategy DPD.

## **8 Summary and Outcomes of the SA**

**8.1** The results of the predicted effects of both options are recorded in a matrix form – for Option One see Appendix A and for Option Two see Appendix B. Following analysis of the results of the appraisal it has been concluded that Option Two (Production of an Employment Land SPD) is likely to be the most beneficial in terms of contributing towards the sustainability objectives.

**8.2** Neither option would entail negative sustainability effects, but it is considered that option two would contribute further to more of the sustainability objectives than option one.

**8.3** Option two would have a particularly positive impact on objective 4: delivering an urban renaissance, objective 15: to protect and improve land quality, objective 21: to establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities, and objective 24: to improve the competitiveness and productivity of business.

**8.4** By safeguarding appropriate employment land and premises for continued employment uses, the local economy and job creation will be promoted through the recycling of employment land, improving economic conditions within the Borough. Environmental conditions will also be improved as the policy allows for the release of unsuitable sites for alternative uses which will help to bring under-used and derelict sites with poor environmental quality back into beneficial use.

**8.5** Overall, the results of the initial appraisal do not indicate that amendments need to be made to the draft SPD.

## **9 Results of the Appraisal**

**9.1** The results of the sustainability appraisal of the two options are contained in the attached appendices:

**9.2 Appendix A:** Option One - 'Business as Usual approach' –Continue the implementation of the existing UDP policies

**9.3 Appendix B:** Option Two – Production of an Employment Land Supplementary Planning Document (SPD).





## 10 Appendices



## Sustainability Appraisal of Option One – Continue the implementation of the existing UDP policies

<b>KEY</b>	<< Move away significantly	< Move away marginally	> Move towards marginally	>> Move towards significantly	# No Impact	? Uncertain
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### A: Social Progress Which Recognises the Needs of Everyone

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>1. To improve access to good quality, affordable and resource efficient housing</b>							
<b>1a. Will it provide additional affordable housing?</b>	Provision of Affordable Housing driven by identification of demonstrable need. <sup>1</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>1b. Will it provide an appropriate mix of housing to meet residents needs?</b>	Tameside has a higher proportion of terraced stock when compared to the national average. <sup>2</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>1c. Will it reduce the number of unfit and empty homes?</b>	5% of homes identified as being unfit. Level of empty homes identified as 5%. <sup>3</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective

<sup>1</sup> Tameside Housing Needs Survey

<sup>2</sup> Tameside UDP

<sup>3</sup> Housing Investment Programme 2004 (ODPM).

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>2. To enable people to enjoy long life, free from disease and limiting illnesses</b>							
2a. Will it improve the health of people living in the borough	Life expectancy in the Borough is lower than the rest of the Country. <sup>4</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
2b. Will it encourage the population to adopt healthier lifestyle e.g. through more cycling and walking?	Levels of walking and cycling has stabilised at 2% of the total number of trips.	>	>	>	>	>	The UDP requires that schemes make provision for cycle and pedestrian access (T10) and incorporate cycle storage facilities (E6).
2c. Will it improve access to health facilities?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>3. To develop strong and positive relationships between people from different backgrounds and communities</b>							
3a. Will it support community development?	Data gap	#	#	#	#	#	By promoting the local economy and job creation, community development could be supported through reduced levels of worklessness but this is somewhat indirect and tenuous and on balance it is considered that the policy is not particularly relevant to this objective.
3b. Will it create a sense of belonging and wellbeing for all members of the community?	Community Strategy identifies that only 54% of the population (Borough) feel that their area is a place where people from different backgrounds can live together harmoniously.	#	#	#	#	#	See 3a

<sup>4</sup> Office of National Statistics Deaths by Local Authority of usual residence 2004.

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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<b>4. To Deliver Urban Renaissance</b>							
<b>4a. Will it improve economic, social and environmental conditions in the most deprived areas?</b>	Tameside Ranked 49 <sup>th</sup> most deprived out of 354 Local Authorities within the Indices of Multiple Deprivation 2004 (1=worst).	>	#	>	>	>	The UDP safeguards appropriate employment land and premises for employment uses, promoting job creation and the local economy and improving economic conditions in the borough. However, the policies may not always be flexible enough to allow unsuitable underused or derelict employment sites to be brought back into alternative beneficial uses.
<b>4b. Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?</b>	Data gap	>	#	>	#	>	The UDP contains brief design guidelines for new buildings but with the expectation that SPD will further expand upon these
<b>4c. Will it identify, assess and incorporate the physical, social, economic and environmental value of the historic environment in the regeneration of the borough?</b>	Nine identified Conservation Areas and 312 Listed Buildings in the Borough.	#	#	#	#	#	It is considered unlikely that the existing policies will have a significant impact on this objective
<b>5. To Regenerate Rural Areas</b>							
<b>5a. Will it Support Rural Diversification?</b>	1.1% of the population of Tameside live in rural areas of which 72.4% are economically active. <sup>5</sup>	#	#	#	#	#	It is considered unlikely that the existing policies will have a significant impact on this objective

<sup>5</sup> Tameside Census 2001 and Access to Services: Focus on Rural Areas.

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<b>6. To Improve access to and use of basic goods, services and amenities</b>							
<b>6a. Will it reduce the number of people finding access to local food shops difficult?</b>	Data gap	#	#	#	#	#	It is considered unlikely that the existing policies will have a significant impact on this objective
<b>6b. Will it provide physical access for those with disabilities?</b>	32.26% of Local Authority Buildings are Suitable and Accessible for those with disabilities. <sup>6</sup>	>	#	>	#	>	The policy promotes new development in place of old and unsuitable premises. New development will be required to meet modern access expectations.
<b>6c. Will it ensure the protection, creation and access to green spaces including access and recreation in the countryside in and around towns in the borough?</b>	Data gap	#	#	#	#	#	Whilst the UDP seeks to protect Protected Green Space and Green Belt, there are no policies that require employment development on brownfield land in preference to greenfield.
<b>6d. Will it improve access to cultural facilities?</b>	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>7. To reduce crime, disorder and the fear of crime</b>							
<b>7a. Will it make streets and public places safer for the community?</b>	6% of Males and 25% of Females in North West feel unsafe walking alone at night. <sup>7</sup>	>	#	>	>	>	See 7b
<b>7b. Will it promote design that discourages crime?</b>	The crime rate in Tameside has dropped from 85.4 crimes per 1,000 residents in 2003/4 to 77.5 in 2005/6. <sup>8</sup>	>	#	>	>	>	Policy E6 requires the layout, design, external appearance and operation of the development to minimise the opportunities for crime and antisocial behaviour.

<sup>6</sup> ODPM Best Value Performance Indicators 2003-04

<sup>7</sup> British Crime Survey. Home Office 2002/03.

<sup>8</sup> British Crime Survey Comparator Crimes

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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<b>8. To enable groups and communities to contribute to decision-making</b>							
8a. Will it enable the community sector to contribute to and have influence in decision-making?	Data gap	#	#	#	#	#	The Statement of Community Involvement sets out standards of consultation and communication with the community.
8b. Will it identify and engage with hard to reach stakeholders?	Data gap	#	#	#	#	#	See 8a

<b>9. To provide education which is accessible to and valued by all and produces achievements above the norm</b>							
9a. Will it increase community access to and involvement with schools and colleges?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
9b. Will it increase the levels of participation and attainment in education?	22.9% of population have no qualifications.	#	#	#	#	#	The UDP policies promote job creation within the Borough which may in turn raise pupil expectations and increase participation and attainment in education, but this is somewhat indirect and tenuous. No direct or significant indirect relevance to this objective

## B. Effective Protection of the Environment

<b>10. To protect places, landscapes and buildings of historic, cultural and archaeological value</b>							
10a. Will it help conserve historic buildings through sensitive adaptation and re-use?	312 Listed Buildings within Borough	#	#	#	#	#	It is considered unlikely that the existing policies will have a significant impact on this objective
10b. Will it use architectural design to enhance the local character and "sense of place" of development?	Data gap	>	#	>	#	>	Policy E6 requires that building design and use of materials should relate well to local features and complement or enhance the character of the surrounding area
10c. Will it improve access to buildings and landscapes of historic / cultural value?	Data gap	#	#	#	#	#	The SPD may help to preserve historic buildings that may otherwise be lost. See 4c
10d. Will it protect and enhance places, landscapes and buildings of historic, cultural and archaeological value?	Data gap	#	#	#	#	#	It is considered unlikely that the existing policies will have a significant impact on this objective

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>11. To protect and improve local environmental quality</b>							
11a. Will it improve the environment of town centres and other urban areas?	Percentage of land within Tameside which falls below an unacceptable level in terms of litter and debris is 27.8%. <sup>9</sup>	>	#	>	>	>	The UDP allows redevelopment of old employment sites for further employment use and requires new developments to relate well to local features and the character of the surrounding area
11b. Will more trees and woodland be planted?	6% of borough covered in woodland and scrub.	#	#	#	#	#	No direct or significant indirect relevance to this objective.
11c. Will it reduce light and noise pollution?	Data gap	>	#	>	>	>	The UDP requires that noise created from new developments does not have unacceptable impact on neighbouring properties.
<b>12. To protect and enhance biodiversity</b>							
12a. Will it protect and enhance existing designated wildlife / landscape areas?	South Pennine and Peak District Moors identified as SAC / SPA, 3 SSSI, 2 Local Nature Reserves and 52 SBI's.	#	#	#	#	#	No direct or significant indirect relevance to this objective
12b. Will it contribute to the delivery of local and regional Biodiversity Action Plans?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
12c. Will it protect and enhance endangered species, habitats and sites?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
12d. Will it protect and enhance existing wildlife and provide opportunities for new habitat creation?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective

<sup>9</sup> ODPM Neighbourhood Renewal Unit (BVPI 1999),



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<b>13. To protect and improve the quality of controlled waters</b>							
13a. Will it minimise the adverse effects on ground and surface water quality?	73% of inland water identified as being fair quality (biological) with 69% being of good chemical quality	#	#	#	#	#	No direct or significant indirect relevance to this objective
13b. Will it make use of Sustainable Urban Drainage Systems?	Data gap	>	#	>	#	>	The UDP requires the incorporation of SUDS where appropriate
<b>14. To protect and improve air quality</b>							
14a. Will it comply with air quality process and regulation?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
14b. Will it affect local air quality through traffic related emissions?	Six Air Quality Management Areas in Tameside	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>15. To protect and improve land quality</b>							
15a. Will more derelict and brownfield land be restored?	262ha of brownfield land within Borough.	>	#	>	>	>	The UDP allows 'regeneration benefits' to be taken into account when considering whether to allow the release of employment land for other uses. This could lead to new development on derelict and brownfield sites
15b. Will it encourage the development of brownfield land in preference to greenfield?	Data Gap	#	#	#	#	#	Although the UDP discourages development on Protected Green Space and Green Belt in line with other policies, there are no specific policies that require brownfield land to be developed for employment uses in preference to greenfield

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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### C Prudent use of Natural Resources

16. To ensure the prudent use of natural resources and the sustainable management of existing resources.							
16a. Will it raise awareness of resource depletion?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
16b. Will it encourage water conservation?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
16c. Will it promote the use of recycled and secondary materials?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
16d. Will it promote the re-use of existing buildings and long life in new buildings?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective

17. To address the need to limit and adapt to climate change							
17a. Will it reduce or minimise greenhouse gas emissions?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
17b. Will it contribute to the ability to adapt to climate change?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
17c. Will it minimise the potential for flooding?	NW estimated that 5.5% of properties are at risk from flooding.	>	>?	>	>	>	The UDP advocates incorporation of sustainable drainage systems where appropriate

18. To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable resources							
18a. Will it maximise the production and/or use of renewable energy?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
18b. Will it increase energy efficiency?	Data Gap	>	#	>	>	>	The UDP encourages development to incorporate energy efficiency within proposals

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>19. To reduce the need to travel</b>							
19a. Will it encourage walking, cycling and the use of public transport?	15% of people in Tameside travel to work by public transport. Some 76% of people travel less than 10Km to work. <sup>10</sup>	>	>	>	>	>	Employment developments must allow for suitable arrangements for access by pedestrians, cyclists and disabled people, and for convenient access by public transport where appropriate.

<b>20. To ensure the sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates</b>							
20a. Will it improve domestic waste recycling?	8.83% of household waste is recycled. <sup>11</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
20b. Will it reduce the amount of residual waste to landfill?	Data Gap on level of waste going to landfill.	#	#	#	#	#	No direct or significant indirect relevance to this objective
20c. Will it reduce waste arising from construction and demolition?	Regional Average is 82.2%.	#	#	#	#	#	The UDP deals with standards and design of the finished building but the process of construction is outside of its scope.

**D. Maintenance of high and stable levels of economic growth and employment**

<b>21. To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities</b>							
21a. Will it enhance and develop the economic potential of town centres?	Data gap	#	#	#	#	#	Although there are other policies in the UDP that pertain to town centres, policies linked to the SPD do not have a direct or significant indirect relevance to this objective.
21b. Will it provide, or contribute to, the availability of a balanced portfolio of employment sites?	Employment land supply of 75.5ha (March 2007)	>	#	>	#	>	The UDP allocates land for employment development and provides protection for existing employment sites subject to certain criteria.

<sup>10</sup> Census 2001

<sup>11</sup> BVPI 82a (2003/04)

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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<b>22. To develop and exploit the Borough's knowledge base</b>							
22a. Will it encourage investment in Research and Development in emerging technologies?	2.24% of occupations within Science and Technology professional category. <sup>12</sup>	#	#	#	#	#	The UDP allows for redevelopment of employment premises. However, it doesn't actively promote investment in R&D in emerging technologies, there is no direct or significant indirect relevance to this objective
<b>23. To exploit the growth potential of business sectors</b>							
23a. Will it increase the number of growth businesses?	Data gap	#	#	#	#	#	Although allowing for redevelopment of employment premises, it doesn't actively promote growth businesses. It is considered that there is no direct or significant indirect relevance to this objective.
23b. Will it develop business clusters identified in the RES and other sub-regional/local strategies?	Data gap	#	#	#	#	#	See 23a
<b>24. To improve the competitiveness and productivity of businesses</b>							
24a. Will it improve the Borough's Business Property Stock?	Data gap	>	#	>	>	>	The UDP provides policies to enable redevelopment of old employment sites for new employment uses and other development where appropriate. However, it may not always provide the flexibility needed in all situations to enable high quality new employment development.

<sup>12</sup> ONS 'Occupation Groups' (UV30).

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<b>25. To secure economic inclusion</b>							
25a. Will it meet the employment needs of local people?	35% of jobs in SOC 2000 Major Group 1-3 (Managers, senior officials)	>	#	>	>	>	See 24a
25b. Will it reduce unemployment levels?	Unemployment levels at 4.5%. <sup>13</sup>	>	#	>	>	>	See 24a
25c. Will it improve the physical accessibility of jobs through the location of sites and transport links close to areas of high unemployment?	Data gap	#	#	#	#	#	No policies that have a direct or significant indirect relevance to this objective.
<b>26. To develop and maintain a healthy labour market</b>							
26a. Will it provide better paid and higher quality jobs?	Requirement to attract highly paid and professional employment however also a requirement to address existing labour market.	#	#	#	#	#	In allowing new employment development in place of old premises, the UDP may indirectly enable better paid and higher quality jobs. However, it does not contain policies that specifically encourage this. Overall, it is considered that there is no direct or significant indirect relevance to this objective.
<b>27. To develop strategic transport, communication and economic infrastructure</b>							
27a. Will it reduce traffic congestion and improve safety for road users?	4.1 road casualties per 1000 population	>	>	>	>	>	See 19a
27b. Will it increase the level of investment in and use of rail and water freight transport?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
27c. Will it improve transport links, ICT, homeworking and green travel plans?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective

<sup>13</sup> NOMIS February 2003 – March 2004.



## Sustainability Appraisal of Option Two – Production of an Employment Land SPD

<b>KEY</b>	<< Move away significantly	< Move away marginally	> Move towards marginally	>> Move towards significantly	# No Impact	? Uncertain
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### A: Social Progress Which Recognises the Needs of Everyone

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>1. To improve access to good quality, affordable and resource efficient housing</b>							
<b>1a. Will it provide additional affordable housing?</b>	Provision of Affordable Housing driven by identification of demonstrable need. <sup>1</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>1b. Will it provide an appropriate mix of housing to meet residents needs?</b>	Tameside has a higher proportion of terraced stock when compared to the national average. <sup>2</sup>	#	#	#	#	#	Theoretically could lead to more smaller dwellings (i.e. apartments) in conversions from employment premises although on balance it is considered that the policy is not particularly relevant to this objective.
<b>1c. Will it reduce the number of unfit and empty homes?</b>	5% of homes identified as being unfit. Level of empty homes identified as 5%. <sup>3</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective

<sup>1</sup> Tameside Housing Needs Survey

<sup>2</sup> Tameside UDP

<sup>3</sup> Housing Investment Programme 2004 (ODPM).

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>2. To enable people to enjoy long life, free from disease and limiting illnesses</b>							
2a. Will it improve the health of people living in the borough	Life expectancy in the Borough is lower than the rest of the Country. <sup>4</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
2b. Will it encourage the population to adopt healthier lifestyle e.g. through more cycling and walking?	Levels of walking and cycling has stabilised at 2% of the total number of trips.	>	>	>	>	>	The document requires that schemes make provision for cycle and pedestrian access and incorporate cycle storage facilities.
2c. Will it improve access to health facilities?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>3. To develop strong and positive relationships between people from different backgrounds and communities</b>							
3a. Will it support community development?	Data gap	#	#	#	#	#	By promoting the local economy and job creation, community development could be supported through reduced levels of worklessness but this is somewhat indirect and tenuous and on balance it is considered that the policy is not particularly relevant to this objective.
3b. Will it create a sense of belonging and wellbeing for all members of the community?	Community Strategy identifies that only 54% of the population (Borough) feel that their area is a place where people from different backgrounds can live together harmoniously.	#	#	#	#	#	See 3a

<sup>4</sup> Office of National Statistics Deaths by Local Authority of usual residence 2004.



Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>4. To Deliver Urban Renaissance</b>							
<b>4a. Will it improve economic, social and environmental conditions in the most deprived areas?</b>	Tameside Ranked 49 <sup>th</sup> most deprived out of 354 Local Authorities within the Indices of Multiple Deprivation 2004 (1=worst).	>>	#	>>	>	>>	By safeguarding appropriate employment land and premises for employment uses, the local economy and job creation will be promoted. This will improve economic conditions in the borough. Environmental conditions will also be improved as the policy allows for the release of unsuitable sites for alternative uses which will help to bring under-used and derelict sites with poor environmental quality back into beneficial use.
<b>4b. Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?</b>	Data gap	>>	#	>>	#	>>	The policy contains detailed standards of design for new developments and requires a sustainability statement to be completed for major applications. It encourages sustainable development by promoting the BREEAM standards and incorporation of SUDS and on site generation of renewable energy where appropriate
<b>4c. Will it identify, assess and incorporate the physical, social, economic and environmental value of the historic environment in the regeneration of the borough?</b>	Nine identified Conservation Areas and 312 Listed Buildings in the Borough.	>	#	>	#	>	The preservation of the historic environment can be a supporting factor when considering whether or not a site can be released from employment uses.
<b>5. To Regenerate Rural Areas</b>							
<b>5a. Will it Support Rural Diversification?</b>	1.1% of the population of Tameside live in rural areas of which 72.4% are economically active. <sup>5</sup>	>	#	>	#	>	Although the majority of employment sites are in the urban area, the policy will also extend to rural areas. The policy allows for unsuitable sites to be put to better use whilst protecting sites which are suitable for continued employment uses and promotes redevelopment for new forms of employment where appropriate.

<sup>5</sup> Tameside Census 2001 and Access to Services: Focus on Rural Areas.

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		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>6. To Improve access to and use of basic goods, services and amenities</b>							
<b>6a. Will it reduce the number of people finding access to local food shops difficult?</b>	Data gap	#	#	#	#	#	Although the policy will allow for conversions and mixed use schemes on some employment land, the majority of employment sites are outside of residential areas so it is considered that the policy will have a negligible effect on this objective.
<b>6b. Will it provide physical access for those with disabilities?</b>	32.26% of Local Authority Buildings are Suitable and Accessible for those with disabilities. <sup>6</sup>	>	#	>	#	>	The policy promotes new development in place of old and unsuitable premises. New development will be required to meet modern access expectations and applicants will need to submit design and access statements.
<b>6c. Will it ensure the protection, creation and access to green spaces including access and recreation in the countryside in and around towns in the borough?</b>	Data gap	>?	#	>?	#	>?	It will ensure the protection of green spaces as it discourages development on Green Belt or Protected Green Spaces but is not directly relevant to the creation and access to green spaces.
<b>6d. Will it improve access to cultural facilities?</b>	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
<b>7. To reduce crime, disorder and the fear of crime</b>							
<b>7a. Will it make streets and public places safer for the community?</b>	6% of Males and 25% of Females in North West feel unsafe walking alone at night. <sup>7</sup>	>	#	>	>	>	See 7b
<b>7b. Will it promote design that discourages crime?</b>	The crime rate in Tameside has dropped from 85.4 crimes per 1,000 residents in 2003/4 to 77.5 in 2005/6. <sup>8</sup>	>>	#	>>	>	>>	Proposals for new development should take advice from Greater Manchester Police Architectural Liaison Unit's (GMPALU) Designing Out Crime publications. Major schemes should be discussed with the GMALU prior to submitting an application.

<sup>6</sup> ODPM Best Value Performance Indicators 2003-04

<sup>7</sup> British Crime Survey. Home Office 2002/03.

<sup>8</sup> British Crime Survey Comparator Crimes

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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<b>8. To enable groups and communities to contribute to decision-making</b>							
8a. Will it enable the community sector to contribute to and have influence in decision-making?	Data gap	#	#	#	#	#	The Statement of Community Involvement sets out standards of consultation and communication with the community. This SPD will conform to these standards but not build on them.
8b. Will it identify and engage with hard to reach stakeholders?	Data gap	#	#	#	#	#	See 8a
<b>9. To provide education which is accessible to and valued by all and produces achievements above the norm</b>							
9a. Will it increase community access to and involvement with schools and colleges?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
9b. Will it increase the levels of participation and attainment in education?	22.9% of population have no qualifications.	#	#	#	#	#	The SPD promotes job creation within the Borough which may in turn raise pupil expectations and increase participation and attainment in education, but this is somewhat indirect and tenuous and the SPD is not considered to be particularly relevant to this objective

## B. Effective Protection of the Environment

<b>10. To protect places, landscapes and buildings of historic, cultural and archaeological value</b>							
10a. Will it help conserve historic buildings through sensitive adaptation and re-use?	312 Listed Buildings within Borough	>	#	>	#	>	See 4c
10b. Will it use architectural design to enhance the local character and "sense of place" of development?	Data gap	>	#	>	#	>	The SPD requires that building design and use of materials should relate well to local features and complement or enhance the character of the surrounding area and existing adjoining buildings
10c. Will it improve access to buildings and landscapes of historic / cultural value?	Data gap	>	#	>	#	>	The SPD may help to preserve historic buildings that may otherwise be lost. See 4c
10d. Will it protect and enhance places, landscapes and buildings of historic, cultural and archaeological value?	Data gap	>	#	>	#	>	See 4c

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>11. To protect and improve local environmental quality</b>							
11a. Will it improve the environment of town centres and other urban areas?	Percentage of land within Tameside which falls below an unacceptable level in terms of litter and debris is 27.8%. <sup>9</sup>	>>	#	>>	>	>>	The SPD will enable under-used and derelict sites to be re-used and promotes good design in new employment developments
11b. Will more trees and woodland be planted?	6% of borough covered in woodland and scrub.	#	#	#	#	#	The SPD encourages good landscaping schemes for new development but is unlikely to lead to significant numbers of new trees or woodlands. The SPD is not considered to be particularly relevant to this objective.
11c. Will it reduce light and noise pollution?	Data gap	>	#	>	>	>	The SPD requires that noise created from new developments does not significantly reduce amenity in adjacent areas and advocates conditioning of permissions to include soundproofing measures where appropriate.
<b>12. To protect and enhance biodiversity</b>							
12a. Will it protect and enhance existing designated wildlife / landscape areas?	South Pennine and Peak District Moors identified as SAC / SPA, 3 SSSI, 2 Local Nature Reserves and 52 SBI's.	#	#	#	#	#	No direct or significant indirect relevance to this objective
12b. Will it contribute to the delivery of local and regional Biodiversity Action Plans?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
12c. Will it protect and enhance endangered species, habitats and sites?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
12d. Will it protect and enhance existing wildlife and provide opportunities for new habitat creation?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective

<sup>9</sup> ODPM Neighbourhood Renewal Unit (BVPI 1999),

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
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<b>13. To protect and improve the quality of controlled waters</b>							
13a. Will it minimise the adverse effects on ground and surface water quality?	73% of inland water identified as being fair quality (biological) with 69% being of good chemical quality	#	#	#	#	#	No direct or significant indirect relevance to this objective
13b. Will it make use of Sustainable Urban Drainage Systems?	Data gap	>	#	>	#	>	The SPD requires the incorporation of SUDS where appropriate

<b>14. To protect and improve air quality</b>							
14a. Will it comply with air quality process and regulation?	Data gap	>?	#	>?	>?	>?	The SPD encourages the redevelopment of obsolete employment premises for new forms of employment. As the economy of the borough restructures, new 'cleaner' forms of employment are emerging as manufacturing industry declines.
14b. Will it affect local air quality through traffic related emissions?	Six Air Quality Management Areas in Tameside	>	>	>	>	>	The SPD seeks to reduce car journeys through a number of methods. It requires travel plans for developments that are not well served by public transport, that cycle parking provision is included in new developments, and that developments are easily accessed by pedestrians. It also seeks to protect viable local employment sites providing employment for local people and advocates mixed-use schemes in other circumstances to enable people to live close to their place of work and reduce the need for commuting.

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>15. To protect and improve land quality</b>							
15a. Will more derelict and brownfield land be restored?	262ha of brownfield land within Borough.	>>	#	>>	>	>>	The SPD encourages the re-use of underused and derelict employment sites and sets out the circumstances under which land could be released for other uses where there is no prospect of future employment use. In this way, it promotes the restoration of derelict and brownfield land.
15b. Will it encourage the development of brownfield land in preference to greenfield?	Data Gap	#	#	#	#	#	Although the SPD discourages development on Protected Green Space and Green Belt in line with other policies, there are no policy hooks that would enable it to require development on brownfield sites in preference to greenfield.

## C Prudent use of Natural Resources

<b>16. To ensure the prudent use of natural resources and the sustainable management of existing resources.</b>							
16a. Will it raise awareness of resource depletion?	Data Gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
16b. Will it encourage water conservation?	Data Gap	#	#	#	#	#	The SPD requires that developers comply with the Sustainable Design and Construction Guide but does not build on its objectives.
16c. Will it promote the use of recycled and secondary materials?	Data Gap	#	#	#	#	#	The SPD requires that developers comply with the Sustainable Design and Construction Guide but does not build on its objectives.
16d. Will it promote the re-use of existing buildings and long life in new buildings?	Data Gap	>	#	>	#	>	The SPD may enable existing buildings to be converted for other uses. It also requires that employment premises provided as part of a mixed use scheme are designed to be flexible and adaptable so they do not become obsolete quickly.

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<b>17. To address the need to limit and adapt to climate change</b>							
17a. Will it reduce or minimise greenhouse gas emissions?	Data Gap	#	#	#	#	#	See 16b
17b. Will it contribute to the ability to adapt to climate change?	Data Gap	#	#	#	#	#	See 16b
17c. Will it minimise the potential for flooding?	NW estimated that 5.5% of properties are at risk from flooding.	>	>?	>	>	>	The SPD advocates incorporation of SUDS where appropriate. Developments are also required to apply a risk based sequential test to flooding as required by PPS25.
<b>18. To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable resources</b>							
18a. Will it maximise the production and/or use of renewable energy?	Data Gap	>?	#	>?	>?	>?	The SPD requires that methods of on site generation of renewable energy be considered.
18b. Will it increase energy efficiency?	Data Gap	>	#	>	>	>	The SPD encourages developers to design their buildings to achieve a BREEAM rating of 'good' as a minimum. It also encourage the redevelopment of obsolete employment premises which are likely to be very energy inefficient.
<b>19. To reduce the need to travel</b>							
19a. Will it encourage walking, cycling and the use of public transport?	15% of people in Tameside travel to work by public transport. Some 76% of people travel less than 10Km to work. <sup>10</sup>	>	>	>	>	>	The SPD seeks to reduce car journeys through a number of methods. It requires travel plans for developments that are not well served by public transport, that cycle parking provision is included in new developments, and that developments are easily accessed by pedestrians. It also seeks to protect viable local employment sites providing employment for local people and advocates mixed-use schemes in other circumstances to enable people to live close to their place of work and reduce the need for commuting.

<sup>10</sup> Census 2001

Sustainable Development Objectives and Criteria	Key baseline info and target (where available)	Geographic Scale		Timescale		Cumulative	Commentary, including prevention, reduction, offsetting of adverse effects
		Boroughwide	Trans-boundary	Within plan period	Beyond plan period		
<b>20. To ensure the sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates</b>							
20a. Will it improve domestic waste recycling?	8.83% of household waste is recycled. <sup>11</sup>	#	#	#	#	#	No direct or significant indirect relevance to this objective
20b. Will it reduce the amount of residual waste to landfill?	Data Gap on level of waste going to landfill.	#	#	#	#	#	No direct or significant indirect relevance to this objective
20c. Will it reduce waste arising from construction and demolition?	Regional Average is 82.2%.	#	#	#	#	#	The SPD deals with standards and design of the finished building but the process of construction is outside of its scope.

#### D. Maintenance of high and stable levels of economic growth and employment

<b>21. To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities</b>							
21a. Will it enhance and develop the economic potential of town centres?	Data gap	>	#	>	>	>	Although retailing is excluded from the SPD, it does allow for development of B1 units in town centres and encourages office developments in town centres
21b. Will it provide, or contribute to, the availability of a balanced portfolio of employment sites?	Employment land supply of 75.5ha (March 2007)	>>	#	>>	#	>>	The SPD does not allocate sites for employment use but respects the allocation made in the UDP. Also, by encouraging employment development and clarifying the situations in which employment sites may be rationalised, it is expected to lead to the redevelopment of more obsolete employment sites, and recycling of employment land for beneficial use.
<b>22. To develop and exploit the Borough's knowledge base</b>							
22a. Will it encourage investment in Research and Development in emerging technologies?	2.24% of occupations within Science and Technology professional category. <sup>12</sup>	>	#	>	>	>	Where mixed use development is proposed on an employment site, the SPD encourages the inclusion of premises that may contribute to the Borough's economic development aspirations, including research and development (B1b) units

<sup>11</sup> BVPI 82a (2003/04)

<sup>12</sup> ONS 'Occupation Groups' (UV30).



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<b>23. To exploit the growth potential of business sectors</b>							
23a. Will it increase the number of growth businesses?	Data gap	>	#	>	>	>	By increasing the range of employment premises available, the SPD will help to facilitate an increase in growth businesses.
23b. Will it develop business clusters identified in the RES and other sub-regional/local strategies?	Data gap	>	#	>	>	>	By increasing the range of employment premises available, the SPD will help to facilitate an increase in these clusters
<b>24. To improve the competitiveness and productivity of businesses</b>							
24a. Will it improve the Borough's Business Property Stock?	Data gap	>>	#	>>	>	>>	It is recognised that there are many obsolete and under used business premises in the borough. Many of these are economically unviable for further employment use. The SPD will allow enabling development where appropriate so that modern employment premises can be developed on the remainder of sites.
<b>25. To secure economic inclusion</b>							
25a. Will it meet the employment needs of local people?	35% of jobs in SOC 2000 Major Group 1-3 (Managers, senior officials)	>	#	>	>	>	The SPD encourages developments that improve employment outputs with jobs that are better paid, more highly skilled, in the identified growth sectors, or that meet local demand.
25b. Will it reduce unemployment levels?	Unemployment levels at 4.5%. <sup>13</sup>	>	#	>	>	>	It is predicted that the range of employment premises available will increase and therefore attract more jobs to the borough, In turn, there will be more employment opportunities for local people.
25c. Will it improve the physical accessibility of jobs through the location of sites and transport links close to areas of high unemployment?	Data gap	#	#	#	#	#	Due to the compact size and large urban area of the borough, areas of high unemployment are already situated close to large employment clusters. There is a need to improve the number and quality of jobs throughout the borough. Therefore, the SPD does not specifically encourage employment development close to areas of high unemployment, but across the whole borough.

<sup>13</sup> NOMIS February 2003 – March 2004.

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<b>26. To develop and maintain a healthy labour market</b>							
26a. Will it provide better paid and higher quality jobs?	Requirement to attract highly paid and professional employment however also a requirement to address existing labour market.	>	#	>	>	>	See 25a

<b>27. To develop strategic transport, communication and economic infrastructure</b>							
27a. Will it reduce traffic congestion and improve safety for road users?	4.1 road casualties per 1000 population	>	>	>	>	>	The SPD encourages employment development in areas accessible by public transport. Where development is allowed in less accessible areas, the Council will require a travel plan to be produced. The SPD also requires that developments have good pedestrian access and incorporate cycle storage facilities.
27b. Will it increase the level of investment in and use of rail and water freight transport?	Data gap	#	#	#	#	#	No direct or significant indirect relevance to this objective
27c. Will it improve transport links, ICT, homeworking and green travel plans?	Data gap	>?	#	>?	#	>?	Travel plans will be required for developments that are not readily accessible by public transport. The SPD does not have any direct or significant indirect relevance to transport links, ICT or homeworking