



Crescent  
Salford

Crescent Development Framework

# Community Impact Assessment (CIA)

Salford City Council

**THE DRAFT CRESCENT DEVELOPMENT FRAMEWORK - COMMUNITY IMPACT ASSESSMENT (CIA)**

<b>Title of proposal:</b>	Crescent Development Framework
<b>Service Group/ Team:</b>	Regeneration
<b>Date of assessment:</b>	December 2020
<b>Lead CIA Officer:</b>	Daniel Welsh
<b>Officers in Assessment Team:</b>	Kurt Partington, Daniel Welsh, James Shuttleworth
<b>Review Date:</b>	December 2021

**The findings of your CIA MUST be included within the report for decision and this document attached as evidence of your consideration of potential impact on communities.**

**Summary of Community Impact Assessment**

Brief summary of proposal or what you are impact assessing

The City Council, working with Partners, is preparing a new Development Framework which once endorsed will help guide development in the Salford Crescent area, superseding the current Crescent Development Framework (2014). The overarching purpose of this Development Framework is to establish a clear vision, objectives and set of development principles that will catalyse the delivery of transformational change over the next 10+ years, securing a range of long-lasting economic, social and environmental benefits across the Framework area and adjoining communities. It has been prepared in the context of Salford's adopted 'Saved' Unitary Development Plan (UDP), emerging Local Plan and wider regeneration initiatives.

How did you approach the CIA and what did you find?

Once endorsed, the Crescent Development Framework will have positive community impacts, helping to secure the long-term regeneration of the area to the benefit of local residents and businesses. Comprehensive consultation has been undertaken in respect of the Draft Framework which has helped shaped the key priorities for the area. The City Council has sought to make this process as inclusive as possible. In light of the ongoing COVID-19 pandemic restrictions, a virtual public consultation process has been undertaken as well as wider engagement with local community committees (Ordsall and Langworthy and East Salford). A separate, but inter-related, social value engagement exercise has also been undertaken to further understand local issues of importance to the local community and to hear the views of harder to reach groups.

What are the main areas requiring further attention?

There is not considered to be any requirement for further attention.

Summary of recommendations for improvement

Not applicable.

## 1. THE PROPOSAL

This section should outline details of the proposal. This could include (where applicable)

- Description of the current service (policy, procedure, strategy, function)
- Explanation of the proposal
- Reason for the proposal
- Aim or purpose of the proposal
- Who should benefit from the proposal
- Who are the key stakeholders
- What outcomes are required from the proposal
- Details of other services on which the proposal could impact
- Social value considerations

Proposals for development within the Development Framework area, including the University and the entirety of the area captured by the red line boundary, are currently guided by the 2014 Crescent Development Framework, which remains a material planning consideration, alongside the 'saved' UDP policies and the emerging Salford Local Plan policies. Following endorsement by the Council, the Crescent Development Framework will guide development across the Framework area over the next 10+ years and will form a material consideration in the determination of all future planning applications.

The Development Framework will not form part of the adopted Development Plan. However, it has been prepared having full regard to relevant legislation, national planning policy contained in the National Planning Policy Framework (NPPF) (2019), 'saved' policies of the Salford Unitary Development Plan 2004-2016 (UDP) (2006), the Draft Publication Greater Manchester Spatial Framework (GMSF) (2020), and emerging policies within the "A Fairer City" Publication Salford Local Plan: Development Management Policies (SLP:DMP) (2020).

The 2014 Development Framework has provided a clear framework which has been successful in guiding development and significant progress has been made in recent years in terms of regeneration. However, due to the changing regeneration and policy context this guidance is now considered to be out-of-date and requires reviewing and refreshing. The 2014 Development Framework will be superseded by the new Development Framework, once endorsed, which will reflect the latest National Planning Policy Framework (dated February 2019), and other changes to guidance and legislation.

The City Council consulted on the revised Vision & Objectives for the Development Framework between 6 July - 3 August 2020. This took the form of a Scoping Letter and was issued to approximately 6,000 addresses including those within the red line area and the immediate surrounding area (approximately 150m around the boundary on all sides). Comments received were reviewed and a 'draft' Framework was then prepared which was subject to formal consultation for 6 week period between 20 October – 1 December 2020.

The Crescent Development Framework has been developed by a tripartite partnership including the City Council, the University of Salford (UoS) and the English Cities Fund (ECF) which is itself a partnership made up of Muse Developments, Legal & General and Homes England.

A wide range of stakeholders have the potential to benefit from the updated Development Framework and have had the opportunity to contribute towards its vision and objectives in order to shape the overall masterplan for the area. These stakeholders include local residents, businesses, landowners, and statutory consultees. Local residents, local businesses and students and staff of the University will benefit from the proposals in terms of an enhanced public realm, new infrastructure, greater transport connectivity, improved access to housing, job opportunities and new community facilities. The Development Framework will not just affect the immediate area but forms a key part of Salford's Innovation Triangle which consists of the following three enterprise clusters:

- The University of Salford Innovation Cluster, which includes the University of Salford and Crescent Development Framework area and the Liverpool Street Masterplan area – and has been identified as ‘a new industrial innovation district’;
- MediaCityUK and the Quays: the largest digital, creative and media cluster outside London; and
- Salford Royal Hospital - the most digitally mature provider trust in the National Health Service.

In terms of outcomes, the Development Framework sets out clear guidance for the phasing and delivery of the masterplan, which in turn, will deliver the vision and objectives set out. In order to fully realise the transformational vision for the area and the significant benefits that can be generated locally, a clear implementation and delivery strategy is proposed that forms a ‘golden thread’ running through the Development Framework.

The Partnership has been cognisant of the need to generate tangible social value through the delivery of the Crescent Development Framework. Indeed, one of the key objectives of the Framework is to “*create opportunity for all and ensure nobody is left behind*”. This means that future development will take advantage of all opportunities to maximise wider social value and contribute to social inclusion, with the aim of leaving a positive lasting legacy for communities within and surrounding the area. A Social Value Strategy for the Crescent area is being developed and the key principles of this have been embedded within the Development Framework itself.

## 2. EVIDENCE AND RESEARCH

What equality information (qualitative and quantitative), research or other intelligence have you used to develop this proposal?

This can include; equality monitoring information, census data, customer satisfaction surveys and feedback, inspection reports, desktop research (local, regional and national), professional journals, feedback from individuals and groups. Details of information considered when assessing the impact should be published (whilst ensuring individual confidentiality).

Information source	What has this told you?
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)	<p>The National Planning Policy Framework (February 2019) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.</p> <p>Paragraph 8 establishes a social objective for the planning system which seeks to “<i>support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.</i>”</p> <p>The government has also published National Planning Policy Guidance which provides additional guidance at a national level (last updated 1 October 2019).</p> <p>In reviewing the Development Framework, full account has had to be taken of the NPPF and the NPPG.</p>
Draft Publication Greater Manchester Spatial Framework (GMSF)	<p>The updated document (October 2020) sets out a clear vision for Salford Crescent as part of the City Centre Core Growth Area which straddles the boundary between Manchester and Salford and includes Chapel Street and the Crescent to the west, which will deliver a significant number of new jobs and new homes.</p> <p>There is a clear commitment to improved connectivity and provision of infrastructure between the City Centre and adjacent areas, such as between The Quays and Salford Crescent, which will support growth across the City Centre, as well as in edge-of-centre locations that benefit from this improved connectivity and become increasingly suitable for higher density and the expansion of further knowledge based clusters of development. A potential Metrolink extension is identified within the Draft Publication GMSF Plan from Salford Quays to Salford Crescent.</p>
“A Fairer City” Publication Salford Local Plan: Development Management Policies (SLP:DMP) (2020)	Provides the main policies that will be used to manage development and determine planning applications identifies the designations that will protect the city’s most important environmental assets, town centres and infrastructure, and support the key deliver of key

	infrastructure, such as transport and utilities, over the period to 2037.
The Crescent Development Framework (May 2014)	The 2014 Crescent Development Framework provides an established baseline document and guidance which has been refreshed to take into account policy changes since its endorsement.
Scoping consultation (6 July – 3 August 2020)	Feedback from interested organisations and individuals in relation to the proposed refresh of the Salford Crescent Development Framework, highlighting information that it should include and expand upon. Letters were sent to over 6,000 households and local businesses in the Development Framework area and within the immediate surrounding area. 42 representations were received from organisations including statutory consultees, residents and landowners.

The full suite of policy and regeneration guidance that has informed the preparation of the Crescent Development Framework is set out at Appendix A and B of the Crescent Development Framework document.

### 3. ENGAGEMENT / CONSULTATION

When considering your proposal, you should be engaging with individuals and groups covering the following protected characteristics (You can use evidence from existing consultations if this evidence is relevant to your proposal):

- Age
- Disability
- Gender
- Gender reassignment
- Marriage and Civil Partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sexual orientation

We also advise you to consult people on a low income, carers, ex-offenders, refugees and people seeking asylum, gypsies and travellers, where appropriate.

You should detail below your engagement activities (Please note; you must ensure individual confidentiality)

<b>Date(s) of engagement</b>	<b>Who was involved?</b>	<b>Main issues identified</b>
<p>Scoping Consultation (6 July – 3 August 2020)</p>	<p>The City Council sought the views of stakeholders and consultees through a scoping consultation letter on its intention to refresh the Salford Crescent and University District Development Framework.</p> <p>The City Council consulted approximately 6,000 residents and local businesses falling within the Development Framework area, and the area immediately adjacent to the area, together with all statutory consultation bodies.</p>	<p>The purpose of the Scoping Consultation was to inform stakeholder, residents and businesses of the desire to update the Framework for the Crescent Area and to seek views upon the vision and objectives for the development of the Framework. No formal documents were produced for the consultation, but a letter was sent to the identified consultees together with details of how comments could be submitted.</p> <p>40 organisations and individuals submitted representations, whilst 2 organisations responded to confirm that they had no comments. A detailed schedule of responses is included within Tables 4.1 and 4.2 of the accompanying Consultation Statement. In summary the following themes were raised:</p>

	<p>Details of the scoping consultation were also published on the Council's website and an electronic version of the letter was available to download.</p> <p>Finally, details of the scoping consultation were also published on the dedicated website for the project (<a href="https://www.salfordcrescent.com/">https://www.salfordcrescent.com/</a>) where an electronic version of the letter was available to download.</p>	<p><u>Vision &amp; Objectives</u> Various comments were received from statutory consultees in relation to the proposed vision and objectives, with additional wording for inclusion suggested.</p> <p><u>Red Line Boundary</u> Comments were received in respect of the proposed red line boundary with suggestions made as to additional land which should be considered.</p> <p><u>Mix of Development</u> Representations were made in respect of the potential uses to be included as part of the proposals with a focus on enhanced cultural/ leisure offerings. A number of consultees also highlighted the need for affordable housing.</p> <p><u>Open/ Green Space</u> A number of responses requested that all public parks and green space within the Framework area be protected from development.</p> <p><u>Transport Connectivity</u> In terms of the area's transport connectivity, representations were made in terms of the proposed Metrolink extension and focus on sustainable transport measures.</p> <p><u>Development Details</u> Given that the scoping consultation only sought comments on the draft vision and objectives and red line boundary, a number of consultees requested further information on the proposals for the area.</p>
<p>Draft Development Framework Consultation (20 October – 1 December 2020)</p>	<p>Following the initial scoping consultation, the City Council undertook a full consultation with key stakeholders and consultees on the Draft Development Framework over a 6 week period between 23 October and 1 December 2020.</p> <p>A letter was issued to approximately 6,000 residents and local businesses falling within the Development Framework area, and the area immediately adjacent to the area, and all statutory consultation bodies which provided</p>	<p>The purpose of the public consultation was to present the Draft Development and seek comments from local residents, businesses and key stakeholders on the emerging proposals. As previously noted, a virtual consultation room was set up to maximise engagement in light of the COVID-19 restrictions. In total 1,007 no. visitors were recorded to have viewed the consultation room.</p> <p>56 organisations and individuals submitted representations, whilst 3 organisations responded to confirm that they had no comments. A detailed schedule of responses is included within Tables 5.1 and 5.2 of the accompanying Consultation Statement.</p>



	<p>details of the Draft Development Framework consultation and the mechanisms by which the Draft could be reviewed and comments could be submitted.</p> <p>Full details are set out within the Consultation Statement which accompanies the Development Framework, and a summary is provided below:</p> <ul style="list-style-type: none"> <li>• A dedicated virtual consultation ‘room’ containing boards and a copy of the Framework was accessible at: <a href="https://salfordcrescent.consultation.ai/">https://salfordcrescent.consultation.ai/</a></li> <li>• An online feedback form was available to be completed online and submitted within the consultation room.</li> <li>• A word version of the feedback form was available to be downloaded and completed and submitted via email</li> <li>• Comments could be submitted via email at <a href="mailto:plans.consultation@salford.gov.uk">plans.consultation@salford.gov.uk</a></li> <li>• A freephone number was available.</li> </ul> <p>Details of the consultation were also published on the dedicated website for the project (<a href="https://www.salfordcrescent.com/">https://www.salfordcrescent.com/</a>), where an electronic version of the Draft Development Framework and an electronic version of the feedback form was available to download.</p>	
<p>Ordsall and Langworthy Community Committee (10 November 2020)</p>	<p>Council Regeneration Officers and representatives from ECF attended a virtual Ordsall and Langworthy Community Committee Meeting on 10<sup>th</sup> November 2020. The Draft Crescent Development Framework was presented to the Committee and interested members of the public encouraged to submit comments.</p>	<p>The Draft Development Framework was generally well received during the community committee meeting. No specific comments were received in respect of the proposals. Residents were encouraged to view the consultation room and to provide comments using the available channels.</p>

<p>East Salford Community Committee (19 November 2020)</p>	<p>Council Regeneration Officers and representatives from ECF attended a virtual East Salford Community Committee Meeting on 19th November 2020. The Draft Crescent Development Framework was presented to the Committee and interested members of the public with comments sought.</p>	<p>Following the presentation to the committee, one respondent sought assurances that the proposals would be delivered, as it was felt that previous iterations of the plans hadn't been, and that the benefits derived from the regeneration would positively impact the local community. Specific mention was made of the need to bring the community along and require local employment to be mandatory as part of any future construction works. Residents were encouraged to view the consultation room and to provide comments using the available channels.</p>
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**4. ASSESSING THE IMPACT**

From your evidence gathering, you will have identified potential disproportionate negative impacts. Please provide details and your actions to overcome these below. We would also like to know if there will be any positive impacts that your proposals will make to improve equalities:

- Potential impact: If the proposal could result in some groups (including customers and/or staff) being disadvantaged or treated unfairly.
- Mitigations and actions: Where there is a potential for disadvantage or unfair treatment, what are your plans to eliminate, reduce, mitigate or justify it? Could making these changes have a negative effect on any other group(s)? Explain why and what you will do about this. You should include details of who will be responsible for the actions and target dates for completion:
- Promoting Equality: Could the proposal result in an opportunity to promote equality or inclusion? Explain how.

Please note: this table will form the basis of your action plan.

<b>Protected characteristic or other group</b>	<b>Potential impact</b>	<b>Mitigations and actions</b>	<b>Responsible officer</b>	<b>Target date</b>	<b>Promoting equality</b>
Age	Not anticipated to have a negative impact				Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area.

				<p>The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people, regardless of age. In addition, as the Framework area takes in the University of Salford, it is anticipated that there would be a positive impact for younger people/students as there will be significant investment across the Campus, the creation of a new Innovation District directly adjacent to the Campus will also provide job opportunities for graduates.</p>
Disability	Not anticipated to have a negative impact			<p>Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area.</p> <p>The Development Framework has the potential to have a positive impact for people with a disability by facilitating the delivery of high quality development, new transport connections, green space and public realm which is accessible to all.</p>

Gender	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people, regardless of gender.
Gender reassignment	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any negative impact on people in terms of gender reassignment.

Marriage and Civil Partnership	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any negative impact on people in terms of marriage and civil partnership.
Pregnancy and maternity	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any negative impact on people in terms of pregnancy and maternity.

Race	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in a negative impact on any particular racial group.
Religion and belief	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any negative impact on people in terms of religion and belief.

Sexual orientation	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any negative impact on people in terms of sexual orientation.
Other groups	Not anticipated to have a negative impact			Once endorsed, the Crescent Development Framework will be a material consideration in the determination of planning applications and will apply to all development proposals within the defined Framework area. The Development Framework is concerned with the overall regeneration of the Crescent area and seeks to bring about positive change through a wide range of measures. As such, the proposals contained within it will be of benefit to all people and will therefore not result in any differential impact in terms of other equality groups.



## 5. ASSESSING THE IMPACT ON COMMUNITY COHESION

Community cohesion is what must happen in all communities to enable different groups of people to get on well together. A key contributor to community cohesion is integration which is what must happen to enable new residents and existing residents to adjust to one another.

An integrated and cohesive community is based on three foundations:

- People from different backgrounds having similar life opportunities.
- People knowing their rights and responsibilities.
- People trusting one another and trusting local institutions to act fairly.

And three ways of living together:

- A shared future vision and sense of belonging.
- A focus on what new and existing communities have in common, alongside a recognition of the value of diversity.
- Strong and positive relationships between people from different backgrounds.

Detail below if the proposals is likely to impact on community cohesion, including if there is likely to be a positive impact.

The Framework area comprises a varied and diverse community, including University students and local residents. The Development Framework has been prepared with a clear focus on integrating the University, students and local residents to ensure that both the existing and future communities can thrive. The Framework represents an opportunity to embed social value in the vision to ensure that the needs of the local community are addressed.

As more and more people are choosing Salford as a place to live, work and visit it will be essential to ensure that both the existing and future community in and around the Crescent share in the benefits of growth and that the Development Framework tackles inequality and promotes fairness.

One of the key partner priorities relates to “people, community and tackling inequality”. A series of key objectives make up this priority as summarised below:

- Providing high quality homes and a mix of tenures – The Framework will enable a varied mix of high-quality, adaptable, low energy homes for all to be delivered.
- Responding to and integrating with local communities – The Framework will respond to, and fully integrate with existing communities which surround the area. It will also create new connections to surrounding communities to ensure that new buildings, places and infrastructure created within the Development Framework area benefit communities adjoining it.

- Creating opportunities for all and ensuring nobody is left behind – The Framework will create opportunities for everyone, reducing inequality, with the aim of leaving a positive legacy for communities within and surrounding the area. It will also deliver social value for the local area by promoting social, economic and environmental sustainability through the Framework's life cycle employing a Social Value Strategy for the design, construction, occupation and estate management.
- Supporting healthy lifestyles, improved well-being and enhanced opportunities to be physically active – The Framework will support healthy lifestyles and the improved wellbeing of students and University staff and of current and new residents and employees through the provision of safe and accessible green infrastructure, sustainable transport, enhanced public realm, quality new homes and a range of employment opportunities. It will also explore opportunities to develop and enhance physical health.

These objectives have resulted in the creation of a series of development principles which are presented in Section 5 of the Development Framework. By applying these development principles in the assessment of development proposals, the Framework will have a positive impact on community cohesion and ensure that all benefit from the regeneration of the area.

## 6. MONITORING

You should ensure that any actions within your CIA are monitored and reviewed regularly within Covalent. You should review progress on your action plan annually.


## 7. REVIEW

Your CIA should be reviewed after the proposals have been implemented to review actual impact. You should record an appropriate review date below.

Review date: December 2021

## 8. SIGN OFF

When you have completed your CIA, it must be signed off by a senior manager within your service group (Assistant Director or above).

Name	Signature	Date
Jim Wensley Assistant Director, Regeneration		December 2020

When your CIA has been signed off and after the decision has been made, send it to Equalities & Cohesion Team in Policy and Strategy for publishing on the council's website.