

Appendix A

Pomona Strategic Location

Pomona Strategic Location Options	
Option 1	Maintain Core Strategy Policy SL1 Proposals and retain the proposal for the site to be developed for an even mix of 800 dwellings and 10ha of employment development.
Option 2	Increase Residential Allocation from 800 to 1,100 dwellings with a consequent reduction of employment development from 10ha to 7ha.

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Option 1	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Option 2	++	++	++	Medium	Borough wide	Long term		
	Both options would result in the delivery of a significant number of residential units within the Pomona Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL1 states a proportion of the housing in the Pomona Strategic Location should be accommodation suitable for families. Both options therefore have the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site is however in an area that is classified by the Core Strategy as being a 'cold' market area. Consequently, there is only a low level of certainty that Option 1 would make a significant contribution towards affordable housing needs. As Option 2 would result in the delivery of a greater number of residential units there is considered to be a higher level of certainty that this option would make a major positive contribution to the delivery of affordable and family housing.								
S2. Improve accessibility for all to essential services and facilities	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	Option 2	++	++	++	Medium	Local	Long term		
	The site is well served by public transport and is immediately adjacent to a Metrolink station and a Quality Bus Corridor. Both options would also result in the provision of a range of services and facilities within the area. As a result, both of the options would have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	Option 2	++	++	++	Medium	Local	Long term		

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Both options would result in development being directed to a location that is well served by public transport and would support the delivery of a range of services and facilities to serve the proposed community within the Strategic Location. As such, both options would have a positive impact on choice of travel mode and the sub-objective of improving participation in walking and cycling.								
S4. Reduce crime, disorder and the fear of crime	Option 1	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Option 2	++	++	++	Low	Local	Long term		
	Under both options new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, both options would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Option 1	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.	
	Option 2	++	++	++	Low	More than local	Long term		
	Both options would result in development being directed to an accessible location in the urban area which is within the Old Trafford Priority Regeneration Area. As such, both options have the potential to have a major positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families. However, as Option 1 is likely to result in more employment opportunities being created, there is a higher level of certainty that this option would have a major positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would support the delivery of a number of community facilities within the Strategic Location. Consequently, both options could have a positive impact on the objective.								
S7. Improve qualifications and skills of the resident	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Option 2	?	?	?	Low	Local	Long term		

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
population	Core Strategy policy SL1 requires residential development in Pomona to contribute towards the provision of a new 1-form primary school to serve the new residential community in Pomona, Wharfside and LCCC Quarter. As such, by encouraging the delivery of new residential units, Option 1 has the potential to have a positive impact on the objective. Option 1 would also support the delivery of a significant amount of employment floorspace and would have the potential to generate apprenticeships which could also have a positive impact on the objective. Option 2 would result in the delivery of a greater number of residential units but it is uncertain whether the provision of the 1-form primary school required by policy SL1 would be sufficient to cater for the additional demand that would be created. In addition, Option 2 would result in the provision of less employment development and, as such, would be less likely to create as many apprenticeships. The impact of Option 2 on the objective is therefore uncertain.								
S8. Improve the health and, inequalities in health of the population	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would result in the provision of a range of facilities to serve the proposed residential community at Pomona, including health facilities. Both options could therefore have a positive impact on the objective.								
S9. Protect and improve local neighbourhood quality	Option 1	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would result in the redevelopment of a number of vacant and neglected sites. Consequently, both options would have a positive impact on local neighbourhood quality.								
Environment									
E1. Reduce the effect of traffic on the environment	Option 1	0	0	0	Low	N/A	N/A	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Option 2	-	-	-	Low	Local	Long term		
	Both options would result in development being directed to a location that is well served by public transport. Nevertheless, it is recognised that both development options are likely to generate some additional traffic. Whilst the amount of development that would be delivered under option 1 may be unlikely to have a significant impact on the objective, option 2 would have the potential to have some negative impact on this objective as it would be likely to result in the delivery of a greater quantum of development.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Option 2	-	-	-	Low	Local	Long term		
	Both options would lead to a significant amount of development taking place adjacent to the Bridgewater Canal and Manchester Ship Canal wildlife corridors. Both options could therefore have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions	Option 1	?	?	?	Low	Local	Long term	Secondary impacts	Use of the development management process

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
to climate change	Option 2	?	?	?	Low	Local	Long term	associated with climate change	to ensure development complies with Core Strategy policy L5
	Under both options new development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although both options would result in development being directed to a location that is well-served by public transport, each option could result in some additional vehicular traffic. As such, both options would have an uncertain impact on the objective.								
E4. Reduce impact of climate change	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Option 2	-	-	-	Medium	Local	Long term		
Both options would result in development taking place in a location that is within Flood Zone 2. Consequently, both options would have the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.									
E5. Reduce the environmental impacts of consumption and production	Option 1	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Option 2	?	?	?	Low	Local	Long term		
Both options are likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.									
E6. Conserve land resources and reduce land contamination	Option 1	++	++	++	Medium	Local	Long term		
	Option 2	++	++	++	Medium	Local	Long term		
Both options would result in the redevelopment of an area of predominantly vacant, previously developed land which has been identified by the Trafford Contaminated Land Prioritisation Mapping as containing a number of areas of potentially high risk contaminated land. Consequently, both options would have the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.									
E7. Protect and improve water quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and the perceptions of the area	
	Option 2	+	+	+	Medium	Local	Long term		
Both options could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. In addition, by resulting in the redevelopment of a largely vacant, previously developed site, both options could improve the setting of the Manchester Ship Canal and Bridgewater Canal. Consequently, both options have the potential to have a positive impact on the objective.									
E8. Protect and improve air quality	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory	Secure enhancements to public transport services.

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Option 2	-	-	-	Low	Local	Long term	illnesses	Application of maximum car parking standards to encourage sustainable transport choices. Secure tree planting and other green infrastructure provision
Both options would focus development in an area that is well served by public transport and would result in the provision of a number of services and facilities within the Strategic Location itself. Nevertheless, the site is partly within the buffer for an AQMA associated with the A56 and both options would result in significant amounts of development being directed to this area. New development, particularly housing and office development, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would have the potential to impact on the setting of the grade II listed Brindley's Weir. The setting of this designated heritage asset is presently heavily influenced by the presence of a number of vacant and neglected sites in its vicinity and Core Strategy policy SL1 requires development in the LCCC Strategic Location to preserve and enhance the setting of Brindley's Weir and, as such, both options have the potential to have a positive impact on the character of the townscape by enhancing the setting of this designated heritage asset.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	++	++	++	Medium	More than local	Long term	Secondary economic impacts through the creation of jobs in the construction process.	
	Option 2	+	+	+	Medium	More than local	Long term		
	Both options would result in the provision of employment floorspace in a prominent location within the Regional Centre that is well-served by public transport and which is in close proximity to key drivers of the regional economy, including Manchester City Centre and MediaCity. Both options therefore have the potential to make a significant contribution to Trafford's economic performance and the sub-objective of ensuring the supply of appropriate sites and premises that will respond to growth in key sectors. Nevertheless, as Option 1 is likely to result in a significantly greater provision of employment development, this option has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly	Option 1	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.	

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
in areas of disadvantage	Option 2	++	++	++	Low	More than local	Long term		
	Both options would result in development being directed to an accessible location in the urban area which is within the Old Trafford Priority Regeneration Area. As such, both options have the potential to have a major positive impact on the objective by resulting in the creation of physically accessible employment opportunities. However, as Option 1 is likely to result in more employment opportunities being created, there is a higher level of certainty that this option would have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on job creation and prosperity.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would result in the redevelopment of an area of largely vacant land that is located in reasonably close proximity to a number of attractions that are important for Trafford's image as a tourism destination, including the LCCC ground, Manchester United's football ground and the Imperial War Museum. Both options therefore have the potential to enhance the image of the area and could therefore have a positive impact on the image of Trafford as a tourism destination.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Both options would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres and in a location which has easy access to Manchester City Centre. As such, the proposed community at Pomona Strategic Location is more likely to use Manchester City Centre than any of Trafford's town centres. Both options would result in a significant amount of employment floorspace being directed to an out-of-centre location and this floorspace is likely to include a significant element of B1 office. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identified Pomona as a location where office development can be directed towards. Both options are therefore unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither of the proposed options is likely to have a significant impact on the social or the environmental performance of the economy. As such, neither option is likely to have a significant impact on the objective.								
Sustainability Summary									

Pomona Strategic Location Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Both of the options would have a similar impact on the vast majority of the sustainability objectives. Both options would result in development being directed to a location that is well served by public transport and would support the delivery of a range of services and facilities. Each option therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing choice of travel mode.</p> <p>Both options would have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would deliver a greater quantum of development, there is a higher level of certainty that this option would have a major positive impact on the objective. Both options would have a positive impact on the objective of improving local neighbourhood quality by resulting in the redevelopment of neglected sites that detract from the character of the surrounding area. Both options would also have a major positive effect on the objectives that relate to crime and poverty and social exclusion; and some positive effect on the objective that relates to health. Nevertheless, as Option 1 would be likely to deliver a greater number of employment opportunities, there is a higher level of certainty that this option would have a major positive impact on the objective. Option 1 is also more likely to have a positive impact on the objective that relates to skills and qualifications.</p> <p>Both options would result in development being directed to an area that comprises principally of previously developed land which contains areas of potentially high risk contaminated land. Both options would also have the potential to enhance the setting of the grade II listed Brindley's Weir. Accordingly, both options would have the potential to have a major positive impact on the objective that relates to conserving land resources and some positive effect on the objectives that relate to water quality and enhancing townscape character. Both options would however direct development to a location that is within Flood Zone 2 and both could therefore have a negative impact on the objective of reducing the effects of climate change. Both options would also direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. Both options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and could have a negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>Both options would result in development being directed to an accessible location within Old Trafford Priority Regeneration Area and which is in close proximity to key drivers of the regional economy, including Manchester City Centre and MediaCity. Both options therefore have the potential to have a positive effect on the objective that relates to Trafford's economic performance. Nevertheless, as Option 1 is likely to result in a significantly greater provision of employment development, this option has the potential to have a major positive impact on the objective. Both options could also have a major positive effect on the objective concerned with reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. Nevertheless, as Option 1 would be likely to deliver a greater number of employment opportunities, there is a higher level of certainty that this option would have a major positive impact on the objective.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed boundary would support the delivery of 1,100 residential units in the Pomona Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL1 states a proportion of the housing in the Pomona Strategic Location should be accommodation suitable for families. The strategic location therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, its ability to contribute towards affordable housing need may be diminished by viability.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The proposed site is well served by public transport and is immediately adjacent to two Metrolink stations and less than 400m from a Quality Bus Corridor. As a result, the proposed strategic location would direct development to an accessible location within the urban area and would therefore have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The policy boundary for Pomona Strategic Location would result in development being directed to a location that is well served by public transport and could therefore have a major positive impact on the objective of improving choice of travel mode.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The new development that would take place within the boundary would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.	

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy allocates land for approximately 20,000sqm of new B1a/b office floorspace and similar appropriate uses will be delivered during the plan period on accessible land that is immediately adjacent to Cornbrook Metrolink station and within the Old Trafford Priority Regeneration Area. By supporting the provision of office development in this location, the policy could result in the creation of a significant number of employment opportunities and could thereby have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	++	++	++	Medium	Local	Long term		
	The proposed boundary would support the delivery of a range of community facilities to serve the proposed community at Pomona and therefore has the potential to have a significant positive impact on community identity and welfare.							
S7. Improve qualifications and skills of the resident population	+	+	+	Low	Local	Long term		
	The proposed boundary would result in the provision of employment development in an accessible location within a Priority Regeneration Area. The policy has the potential to generate apprenticeships and could have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
S8. Improve the health and, inequalities in health of the population	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The policy requires the provision of approximately 2 hectares of new open space / green infrastructure of which approximately 1.5 hectares will be delivered as a neighbourhood park within the Pomona Strategic Location and specifies that this area should incorporate formal and informal recreation / green space. Consequently, the policy has the potential to have a major positive impact on the objective by providing support for participation in recreation, walking and cycling. However, there is not a high level of certainty about this impact as the retention of open spaces does not guarantee that people will choose to participate in sport or recreation.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term		
	The proposed boundary could result in the improvement of the appearance of a number of neglected sites that detract from local neighbourhood quality. It could therefore have some positive effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed boundary would result in development being directed to a location that is well served by public transport. Nevertheless, the re-development of these largely vacant, previously developed sites, particularly for residential and office development could generate some additional vehicular movements and the site is located in close proximity to a number of roads that were identified by the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. As such, the policy has the potential to have a negative impact on the objective							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Directing development to the area defined by the proposed Pomona Strategic Location boundary would lead to a significant amount of development taking place adjacent to the Bridgewater Canal wildlife corridor. The proposed development of the site could have an adverse impact on this designated natural asset and therefore have a negative impact on the objective. However, the policy also requires the provision of a neighbourhood park within the Pomona Strategic Location. It therefore has the potential to have a positive impact on the element of the objective that relates to open space and its sub-objectives of ensuring residents have access to high quality open space. The policy also requires the provision of a linear green corridor that runs through the Strategic Location and this could have some positive effect on the elements of the objective that relate to biodiversity, flora and fauna and the sub-objective of enhancing habitat diversity. As such, the policy would have an uncertain impact on this objective overall.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Application of maximum parking standards to encourage sustainable modes of travel.
	The new development that would take place within the boundary would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. The policy requires the provision of a neighbourhood park within the Pomona Strategic Location. Pomona Island is within a part of Trafford that was shown by the Trafford's Green and Open Spaces Assessment of Need as being deficient in open space provision and site itself is relatively inaccessible from the surrounding areas due to the barriers formed by the canals, railway and the A56. As such, the provision of on-site open space could reduce the likelihood of the proposed community at Pomona having to travel if they want to access open space, which could have an effect on greenhouse gas emissions. However, although the policy would result in development being directed to a location that is well-served by public transport, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on this objective overall.							
E4. Reduce impact of climate change	-	-	-	Low	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Directing development to the area defined by the proposed Pomona Strategic Location boundary would result in development taking place in a location that is within Flood Zone 2. Consequently, the proposed boundary would have the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding. However the certainty of this occurring is only low, because the policy requires the provision of areas of open space. It therefore has the potential to offset any negative impact through the provision of open space which can help moderate the higher summer temperatures associated with climate change and reduce surface water run-off.							

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development that would take place within the proposed Strategic Location boundary is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Directing development to the area defined by the proposed Pomona Strategic Location boundary would focus development on an area that comprises predominantly of vacant, previously developed land and which contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium and high risk contaminated land. The proposed boundary therefore has the potential to have a major positive impact on the objective and would also have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	Directing development to the area defined by the proposed Pomona Strategic Location boundary could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. By promoting the redevelopment of a largely vacant, previously developed site, the proposed boundary could also help improve the setting of the Manchester Ship Canal and Bridgewater Canal. Consequently, the proposed boundary has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Application of maximum parking standards. Secure tree planting and other green infrastructure provision
	The proposed strategic location for Pomona Strategic Location would result in development taking place in a location that is well served by public transport. Nevertheless, part of the proposed area is within an AQMA and the development proposed for the Pomona Strategic Location, particularly the proposed housing and office development, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	The proposed strategic location would support the redevelopment of vacant, previously developed land that presently detracts from the setting of the grade II listed Brindley's Weir. It could therefore have some positive effect on the objective of enhancing townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity.	
	The proposed strategic location would result in employment floorspace being provided in a prominent location that is well-served by public transport and which is in close proximity to key drivers of the regional economy, including Manchester City Centre and MediaCity. Further housing provision will also support the growth of the Regional Centre. The policy therefore has the potential to make a significant contribution to Trafford's economic performance and the sub-objective of ensuring the supply of appropriate sites and premises that will respond to growth in key sectors.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.	
	The policy allocates land for approximately 20,000sqm of new B1a/b office floorspace and similar appropriate uses will be delivered during the plan period on accessible land that is immediately adjacent to Cornbrook Metrolink station and within the Old Trafford Priority Regeneration Area. By supporting the provision of office development in this location, the policy could result in the creation of a significant number of employment and training opportunities and could thereby have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those living in areas of disadvantage							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity.	
	The proposed boundary for Pomona is reasonably-well related to a number of attractions that are important for Trafford's image as a tourism destination, including the LCCC ground, Manchester United's football stadium and the Imperial War Museum. By directing development to a location that is close to these assets, the proposed boundary has the potential to have some positive impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The strategic location is in an out of centre location and it would result of a significant amount of office floorspace in this location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identified Pomona as a location where office development can be directed towards. The policy is therefore also unlikely to have a significant impact on the objective.							
EC5. Improve the social	+	+	+	Low	Local	Long term		

POM1 – Pomona Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy would direct a significant amount of employment development to a location that is accessible by a choice of modes of transport and which is well-related to areas of deprivation. The policy therefore has the potential to have some positive impact on the social and environmental performance of the economy.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by directing development, including a significant amount of employment floorspace, to a prominent location that is accessible by a choice of means of transport and within a Priority Regeneration Area, the policy has the potential to have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; reducing poverty and social exclusion; access to services and facilities; and enhancing choice of transport mode; and some positive impact on the objective relating to the social and environmental performance of the economy. The provision of employment development in an accessible location within a Priority Regeneration Area could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, the development of the area identified by the policy would lead to the redevelopment of an area of largely vacant land and any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective relating to crime and fear of crime.</p> <p>The proposed boundary would also result in development being directed to an area that comprises principally of previously developed land and parts of which are identified in the Trafford Contaminated Land Prioritisation Mapping as potentially containing high risk contaminated land. The redevelopment of the site could therefore have a major positive impact on the objective relating to land contamination and some positive effect on the objective of improving water quality. The development of the land identified by the boundary also has the potential to enhance the setting of the grade II listed Brindley's Weir and could therefore have a positive impact on the objective of enhancing townscape character.</p> <p>The proposed boundary would support the delivery of approximately 1,100 new residential units and a range of community facilities. Accordingly the policy has the potential to have a major positive impact on the objective that relates to achieving a better balance and mix in the housing market and some positive effect on the objective that relates to community identity and welfare. In addition, by leading to the delivery of a range of uses in close proximity to a number of attractions that are important for Trafford's image as a tourism destination, the policy has the potential to have some positive effect on the objective of enhancing Trafford's image as a tourism destination.</p> <p>The proposed boundary would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. It would also have the potential to have an uncertain or negative impact on the objectives relating to biodiversity; air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives and a range of mitigation measures have been identified.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Pomona Docks, Pomona Strand		
Site Reference	SHLAA 1848		
Proposed Use	Housing, Employment or Mixed Use (Residential and Employment)	Site Area	9.5 ha

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	--	--	--	Medium	Borough wide	Long term		
	Mixed Use	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
<p>The use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that falls within a Priority Regeneration Area and in the Pomona Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Area. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that it would make a significant contribution towards affordable housing needs.</p> <p>The site has previously been identified for residential development by the SHLAA and, as such, its use for employment development would lead to the loss of a previously identified residential site. The use of the site for employment development could therefore have a major negative impact on the objective.</p>									
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within 400m of a Quality Bus Corridor on Chester Road and less than 800m from Cornbrook Metrolink station. It is also within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses of the site would have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is within 400m of a Quality Bus Corridor and less than 800m from Cornbrook Metrolink station. The site is also adjacent to existing and proposed cycle routes. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.								
S4. Reduce crime, disorder and the fear of crime	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing would result in the provision of residential development in a Priority Regeneration Area and could make a contribution to the regeneration of the area and have a major positive impact on the objective. The use of the site for employment or mixed use development would result in the provision of employment opportunities within a Priority Regeneration Area which would have the potential to reduce poverty and social exclusion. The proposed use of the site for employment or mixed use development would therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL1 does however require housing in this location to make a contribution towards a new primary school by 2021 and the use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
	Employment	++	++	++	Low	Local	Long term		
	Mixed Use	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
	The site is located within the catchment area of Kings Road Primary School, Old Trafford Community Primary School and Seymour Park School. All of these schools are within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School has a small surplus of places, Kings Road Primary School and Old Trafford Community Primary School are presently operating above capacity. As such, in the short term it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Core Strategy Policy SL1 does however require housing in this location to make a contribution towards a new primary school by 2021 and the proposed use of the site for housing could therefore have a positive impact on the objective in the longer term. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is less than 1800m from a sports facility. The proposed use of the site for housing or mixed use development therefore has the potential to support participation in sport and exercise, although it is recognised that the physical proximity of a site to sports facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 which has been identified by Defra as a major source of noise. The site is also located in close proximity to the Metrolink which is another source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, it is considered that the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the area	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	Each of the proposed uses would result in the improvement of the appearance of a neglected site that detracts from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List. Consequently, each of the uses could have a positive impact on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	The redevelopment of this largely vacant site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is however in a sustainable location that is less than 400m from a Quality Bus Corridor and is adjacent to Cornbrook Metrolink station. As such, each of the proposed uses could support the use of public transport as an alternative to travelling by car. However, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses of the site could have some negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace. The Bridgewater Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is partly within Flood Zone 2 and, as such, is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may therefore require some mitigation. As such, each of the proposed uses of the site could have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of an NLUD site which is also identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. As such, each of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is an area of largely vacant, previously developed land that is immediately adjacent to the Bridgewater Canal and the Manchester Ship Canal. The development of the site could improve the appearance of the site and enhance the setting of these watercourses. It could also eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a major positive impact on the objective.								
E8. Protect and improve air quality	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly amongst those who suffer from respiratory illnesses.	Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is well-served by public transport and is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. However, the site is presently largely vacant and its re-use for housing, employment or mixed use development would inevitably generate some traffic. The site is also partially within an AQMA. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses of the site have the potential to generate additional traffic and associated vehicular emissions and, as such, could have some negative impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	+	+	+	Medium	Local	Long term	Enhanced perceptions of the area	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	There are no conservation areas within 300m of the site. Brindley's Weir, which is a grade II listed structure, is adjacent to the site. At present, the setting of this structure is heavily influenced by vacant and underused industrial land that adjoins it. As such, the proposed use of the site for housing, employment or mixed use development offers the opportunity to enhance the setting of this designated asset and could therefore have a positive impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	More than local	Long term		
	Mixed Use	++	++	++	Medium	More than local	Long term		
	The proposed use of the site for housing is a non-commercial use and it would not result in the loss of a site that has previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and could potentially be in accordance with policy W1.5 which seeks to focus B1 office development towards Pomona. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism	Housing	0	0	0	Medium	N/A	N/A		
	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job	

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.	
	The site is within a location which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported and is in relatively close proximity to Manchester United's football ground, which is a major tourism destination. The use of the site for employment or mixed use would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing is unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	?	?	?	Low	Local	Long term		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to Manchester City Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. A need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. However, it is uncertain whether the scale of office development that could come forward on a site of this size would have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Pomona as a location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Pomona Docks, Pomona Strand									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Pomona Docks site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Priority Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills in the long term and on the objective of improving local neighbourhood quality. However, as the site is less than 200m from a major source of noise pollution, each of the proposed uses has the potential to have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses would also have a positive effect on several environmental objectives. Specifically, by resulting in the remediation of a NLUD site that has been identified as containing potentially medium risk contaminated land, each of the proposed uses could have a major positive impact on the objectives that relate to land contamination and water quality. Each of the uses could also have some positive effect on the objective of reducing contributions to climate change. However, each of the proposed uses has the potential to have a negative impact on the objectives that relate to reducing the impacts of climate change and biodiversity; and would have an uncertain impact on the objectives relating to reducing the impacts of traffic on the environment and reducing the environmental impacts of consumption and production. In addition, notwithstanding the fact that the site is located in close proximity to public transport services, the scale of development that is likely to be delivered on the site is likely to generate additional traffic and the site is partly within an AQMA. Accordingly, each of the proposed uses of the site could have some negative impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. There is however only a low level of certainty over the impact on these objectives given that the site is located in close proximity to public transport facilities.</p> <p>By resulting in the provision of housing in a Priority Regeneration Area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market and some positive effect on the objective relating to community facilities. Both of these uses could also have some positive effect on the objective relating to community welfare. The use of the site for housing would however have no significant impact on the economic objectives whereas the use of the site for employment or mixed use development could have a major positive effect on the objectives of reducing economic disparities and enhancing Trafford's economic performance; and some positive effect on the objectives relating to enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Cornbrook Triangle		
Site Reference	CFS12-1045-144		
Proposed Use	Housing, Employment or Mixed Use	Site Area	1.33 ha

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	++	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that falls within a Priority Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Area and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The use of the site for employment development would not result in the loss of a site that been identified as being suitable for housing. As such, the use of the site for employment would be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		
	<p>The site is within 400m of a Quality Bus Corridor on Chester Road and Cornbrook Metrolink station is within 800m of the site. The site is also within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>								
S3. Enhance transport infrastructure, improve	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and	
	Employment	++	++	++	Medium	Local	Long term		

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Mixed Use	++	++	++	Medium	Local	Long term	enhancement of public transport services	
	The site is less within 400m of a Quality Bus Corridor and less than 800m from Cornbrook Metrolink station. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.								
S4. Reduce crime, disorder and the fear of crime	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing would result in the provision of residential development in a Priority Regeneration Area and could make a contribution to the regeneration of the area and have a major positive impact on the objective. The use of the site for employment or mixed use development would result in the provision of employment opportunities within a Priority Regeneration Area which would have the potential to reduce poverty and social exclusion. The proposed use of the site for employment or mixed use development would therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL1 does however require housing in this location to make a contribution towards a new primary school by 2021 and the use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
	Employment	++	++	++	Low	Local	Long term		
	Mixed Use	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is located within the catchment area of Kings Road Primary School, Old Trafford Community Primary School and Seymour Park School. All of these schools are within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School has a small surplus of places, Kings Road Primary School and Old Trafford Community Primary School are presently operating above capacity. As such, in the short term it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Core Strategy Policy SL1 does however require housing in this location to make a contribution towards a new primary school by 2021 and the proposed use of the site for housing could therefore have a positive impact on the objective in the longer term. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is less than 1800m from a sports facility. The proposed use of the site for housing or mixed use development therefore has the potential to support participation in sport and exercise, although it is recognised that the physical proximity of a site to sports facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 which has been identified by Defra as a major source of noise. The site is also located in close proximity to the Metrolink which is another source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, it is considered that the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the area	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	Each of the proposed uses would result in the improvement of the appearance of a neglected site that detracts from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List. Consequently, each of the uses could have a positive impact on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	?	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The redevelopment of this largely vacant site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is however in a sustainable location that is less than 400m from a Quality Bus Corridor and is adjacent to Cornbrook Metrolink station. As such, each of the proposed uses could support the use of public transport as an alternative to travelling by car. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether any of the proposed uses would exacerbate congestion and have a significant impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace. The Bridgewater Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is partly within Flood Zone 2 and, as such, is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may therefore require some mitigation. As such, each of the proposed uses of the site could have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
production	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially high risk contaminated land. As such, each of the proposed uses could have a major positive impact on the objective.									
E7. Protect and improve water quality	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The site is an area of largely vacant, previously developed land that is immediately adjacent to the Bridgewater Canal and the Manchester Ship Canal. The development of the site could improve the appearance of the site and enhance the setting of these watercourses. It could also eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a major positive impact on the objective.									
E8. Protect and improve air quality	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
The site is presently largely vacant and its re-use for housing, employment or mixed use development would inevitably generate some traffic. The site is however well-served by public transport. In addition, the site is outside of the buffer zone for an AQMA. As such, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses would be unlikely to have a significant impact on the objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	+	+	+	Medium	Local	Long term	Enhanced perceptions of the area	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
There are no conservation areas within 300m of the site. Brindley's Weir, which is a grade II listed structure, is adjacent to the site. At present, the setting of this structure is heavily influenced by vacant and underused industrial land that adjoins the site. As such, the proposed use of the site for housing, employment or mixed use development offers the opportunity to enhance the setting of this designated asset and could therefore have a positive impact on this objective.									
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Low	N/A	N/A	Potential positive secondary	

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	Employment	++	++	++	Medium	Local	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is a non-commercial use and it would not result in the loss of a site within Trafford Park Core which had previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. There is however only a low level of certainty over this impact as the Cornbrook Master Plan does identify the site as one which is needed for employment. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and could potentially be in accordance with policy W1.5 which seeks to focus B1 office development towards Pomona. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a Priority Regeneration Area and could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
The site is within a location which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported and is in relatively close proximity to Manchester United's football ground, which is a major tourism destination. The use of the site for employment or mixed use would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing is unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Cornbrook Triangle									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to Manchester City Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the Cornbrook Triangle site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Priority Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills in the long term and on the objective of improving local neighbourhood quality. However, as the site is less than 200m from a major source of noise pollution, each of the proposed uses has the potential to have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses would also have a positive effect on several environmental objectives. Specifically, by resulting in the remediation of a site that has been identified as containing potentially high risk contaminated land, each of the proposed uses could have a major positive impact on the objectives that relate to land contamination and water quality. Each of the uses could also have some positive effect on the objective of reducing contributions to climate change. However, each of the proposed uses has the potential to have a negative impact on the objectives that relate to reducing the impacts of climate change and biodiversity; and would have an uncertain impact on the objectives relating to reducing the impacts of traffic on the environment and reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Priority Regeneration Area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market and some positive effect on the objective relating to community facilities. Both of these uses could also have some positive effect on the objective relating to community welfare. The use of the site for housing would however have no significant impact on the economic objectives whereas the use of the site for employment or mixed use development could have a major positive effect on the objectives of reducing economic disparities and enhancing Trafford's economic performance; and some positive effect on the objectives relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Appendix B

Trafford Wharfside Strategic Location

Wharfside Strategic Location Boundary Options	
Option 1	Maintain extent of Wharfside boundary shown on UDP Proposals Map
Option 2	Match Wharfside boundary to Regional Centre boundary shown in Core Strategy by extending the UDP boundary westwards to broaden the potential for mixed-use development and regeneration to a wider area
Option 3	Extend Wharfside boundary along Ship Canal frontage to include additional sites, such as the Dry Docks, oil refinery site and oil storage depot located on the southern side of Trafford Wharf Road.

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Option 1	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Option 2	++	++	++	Medium		Long term		
	Option 3	++	++	++	Medium		Long term		
	Each of the options would support the objective by identifying appropriate areas to accommodate housing. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states proportion of the new housing in Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). Each of the options therefore has the potential to have a major positive impact on the objective. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that this objective would deliver the 900 units envisaged for this area by Core Strategy policy SL3.								
S2. Improve accessibility for all to essential services and facilities	Option 1	++	++	++	Low	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		
	Each of the options would direct development to a site that is relatively well served by public transport and each option would options would also result in the provision of a range of services and facilities within the area to serve the needs of the proposed community in Wharfside. As a result, all of the proposed boundary options could have a major positive impact on the objective. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that it would have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve	Option 1	++	++	++	Low	Local	Long term	Cumulative impact with other development on the	
	Option 2	++	++	++	Medium	Local	Long term		

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Option 3	++	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.	
	Each of the options would result in development being directed to a location that is relatively well served by public transport and would support the delivery of a range of services and facilities to serve the proposed community within the Strategic Location. As such, all of the proposed boundary options would have a positive impact on choice of travel mode and the sub-objective of improving participation in walking and cycling. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that it would have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Option 1	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Option 2	++	++	++	Low	Local	Long term		
	Option 3	++	++	++	Low	Local	Long term		
	Under each of the options new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, all of the proposed boundary options would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Option 1	++	++	++	Low	More than local	Long term	Secondary impacts on quality of life	
	Option 2	++	++	++	Medium		Long term		
	Option 3	++	++	++	Medium		Long term		
	Each of the options would result in development being directed to a relatively accessible location within the urban area which is in relatively close proximity to the Old Trafford Priority Regeneration Area. As such, each of the options has the potential to have a major positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families. However, as Option 1 would limit the amount of land available within the Strategic Location, this option is less likely to result in the delivery of the level of employment floorspace envisaged by Core Strategy SL2. As such, there is a lower level of certainty that this option would have a major positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options would support the delivery of a number of community facilities within the Strategic Location. Consequently, all of the proposed boundary options could have a positive impact on the objective.								
S7. Improve qualifications and skills of the resident population	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	?	?	?	Low	Local	Long term		

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Core Strategy policy SL2 requires residential development in Wharfside to contribute towards the provision of a new 1-form primary school to serve the new residential community in Pomona, Wharfside and LCCC Quarter. As such, by supporting the delivery of new residential units, both Option 1 and Option 2 have the potential to have a positive impact on the objective. Each of the options would also support the delivery of a significant amount of employment floorspace and would have the potential to generate apprenticeships which could also have a positive impact on the objective. Option 3 would however result in the delivery of a greater number of residential units but it is uncertain whether the provision of the 1-form primary school required by policy SL2 would be sufficient to cater for the additional demand that would be created. The impact of Option 3 on the objective is therefore uncertain.								
S8. Improve the health and, inequalities in health of the population	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options would result in the provision of a range of facilities to serve the proposed residential community at Wharfside, including health facilities. All of the proposed boundary options could therefore have a positive impact on the objective.								
S9. Protect and improve local neighbourhood quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options would result in the redevelopment of neglected sites/buildings. Consequently, all of the proposed boundary options could therefore have a positive impact on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Option 1	-	-	-	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Option 2	-	-	-	Medium		Long term		
	Option 3	-	-	-	Medium		Long term		
	Each of the options would result in development being directed to a location that is well served by public transport. Nevertheless, it is recognised that each of the options are likely to generate some additional traffic and could therefore have a negative impact on the objective. Given that Options 2 and 3 would have the potential to accommodate more development, there is a greater level of certainty that each of the options would have the potential to have a negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Option 2	-	-	-	Low	Local	Long term		
	Option 3	-	-	-	Low	Local	Long term		
	Each of the options would result in development taking place adjacent to the Bridgewater Canal wildlife corridor. Each of the options could therefore have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	Option 1	?	?	?	Low	More than local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	Option 2	?	?	?	Low		Long term		
	Option 3	?	?	?	Low		Long term		
	Under each of the options new development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered in the area would incorporate these measures. Option 3 may have greater potential to link into CHP infrastructure at Mediacity. However, there is very limited certainty over this at this stage. In addition, although each of the options would result in development being directed to a location that is relatively well-served by public transport, each option would result in some additional vehicular traffic. As such, all of the proposed boundary options would have an uncertain impact on the objective.								
E4. Reduce impact of climate change	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Option 2	-	-	-	Medium	Local	Long term		
	Option 3	-	-	-	Medium	Local	Long term		
	Each of the options would result in development taking place in a location that is within Flood Zone 2. Consequently, all of the proposed boundary options would have the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.								
E5. Reduce the environmental impacts of consumption and production	Option 1	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Option 2	?	?	?	Low	Local	Long term		
	Option 3	?	?	?	Low	Local	Long term		
	Each of the options is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	++	++	++	Medium	Local	Long term		
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	High	Local	Long term		
	Each of the options would result in development being focussed on previously developed land and would lead to the remediation of a number of sites which have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. Consequently, all of the proposed boundary options would have the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land. By having the potential to result in the remediation of more areas of contaminated land, including the oil terminal, there is a greater level of certainty that Option 3 would have a major positive impact on the objective.								
E7. Protect and improve water quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and the perceptions of the area	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	High	Local	Long term		

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Each of the options would result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. In addition, each of the options could improve the setting of the Manchester Ship Canal. Consequently, all of the proposed boundary options would have the potential to have a positive impact on the objective. By having the potential to result in the remediation of more areas of contaminated land that are adjacent to the Manchester Ship Canal, including the oil terminal, there is a greater level of certainty that Option 3 would have a major positive impact on the objective.								
E8. Protect and improve air quality	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	Option 2	-	-	-	Low	Local	Long term		Application of maximum car parking standards to encourage sustainable transport choices.
	Option 3	-	-	-	Low	Local	Long term		Secure tree planting and other green infrastructure provision
	Each of the options would focus development in an area that is relatively well served by public transport and would result in the provision of a number of services and facilities within the Strategic Location itself. Nevertheless, each option would direct development to a location that is partly within an AQMA and each option would result in significant amounts of development being directed to this area. New development, particularly housing and employment uses, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the area is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	None of the options are likely to have any significant impact on the setting of designated heritage assets or landscape character. Consequently, all of the proposed boundary options are unlikely to have any significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to	Option 1	++	++	++	Low	Borough wide	Long term	Secondary impacts on quality of life	
	Option 2	++	++	++	Medium		Long term		
	Option 3	++	++	++	Medium		Long term		

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
provide a powerful contribution to regional growth	Each of the options would support the delivery of employment development within a relatively accessible location and within close proximity to established employment areas that are key drivers of the local economy. As such, each of the options has the potential to have a major positive impact on the objective by resulting in the creation of employment opportunities and supporting economic growth. However, as Option 1 would limit the amount of land available within the Strategic Location, this option is less likely to result in the delivery of the level of employment floorspace envisaged by Core Strategy SL2. As such, there is a lower level of certainty that this option would have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Option 1	++	++	++	Low	More than local	Long term	Secondary impacts on quality of life	
	Option 2	++	++	++	Medium		Long term		
	Option 3	++	++	++	Medium		Long term		
	Each of the options would result in development being directed to a relatively accessible location within the urban area which is in relatively close proximity to the Old Trafford Priority Regeneration Area. As such, each of the options has the potential to have a major positive impact on the objective by resulting in the creation of employment opportunities that are located in close proximity to areas of disadvantage. However, as Option 1 would limit the amount of land available within the Strategic Location, this option is less likely to result in the delivery of the level of employment floorspace envisaged by Core Strategy SL2. As such, there is a lower level of certainty that this option would have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Option 1	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	Option 2	++	++	++	Medium		Long term		
	Option 3	++	++	++	Medium		Long term		
	Each of the options would result in the redevelopment of an area that is located in close proximity to a number of visitor attractions that are important for Trafford's image as a tourism destination, including Manchester United's football ground and the Imperial War Museum. Each of the options would also support the delivery of a range of uses that are complimentary to tourism offer of the area. Consequently, all of the proposed boundary options have the potential to enhance the image of the area and could have a major positive impact on the image of Trafford as a tourism destination.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	Each of the options would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres and in a location which has easy access to Manchester City Centre. As such, under each of the options, the proposed community at Wharfside Strategic Location is more likely to use Manchester City Centre than any of Trafford's town centres. Each of the options would result in a considerable amount of employment floorspace being directed to an out-of-centre location and this floorspace is likely to include a significant element of B1 office. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identified Wharfside as a location where office development can be directed towards. All of the proposed boundary options are therefore unlikely to have a significant impact on the objective.								

Wharfside Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	None of the options are likely to have any significant impact on the social and environmental performance of the economy. Consequently, all of the proposed boundary options are unlikely to have any significant impact on the objective.								
Sustainability Summary									
<p>Each of the options would have a similar impact on the vast majority of the sustainability objectives. Each option would result in development being directed to a location that is well served by public transport and would support the delivery of a range of services and facilities. Each option therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing choice of travel mode. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that it would have a major positive impact on the objective.</p> <p>Each option would have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that this objective would deliver the 900 units envisaged for this area by Core Strategy policy SL2. All of the boundary options would have a positive impact on the objective of improving local neighbourhood quality by resulting in the redevelopment of neglected sites that detract from the character of the surrounding area. All of the options would also have a major positive effect on the objectives that relate to crime and poverty and social exclusion; and some positive effect on the objective that relates to health. Nevertheless, there is a lower level of certainty that Option 1 would have a major positive impact on the objective relating to poverty and social exclusion. There is however a low level of certainty that Option 3 would have a positive impact on the objective that relates to skills and qualifications.</p> <p>Each option would result in development being directed to an area that comprises principally of previously developed land which contains areas of potentially high risk contaminated land. All of the options would therefore have the potential to have a major positive impact on the objective that relates to conserving land resources and some positive effect on the objectives that relate to water quality. Each option would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. Each of the options would also direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. All of the proposed boundary options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and could have a negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>Each option would result in development being directed to an accessible location within Old Trafford Priority Regeneration Area and which is in close proximity to key drivers of the regional economy, including Manchester City Centre, MediaCity and Trafford Park. Each option therefore has the potential to have a major positive effect on the objectives that relate to Trafford's economic performance and reducing economic disparities. However, as Option 1 would limit the amount of land available within the Strategic Location, this option is less likely to result in the delivery of the level of employment floorspace envisaged by Core Strategy SL2. As such, there is a lower level of certainty that this option would have a major positive impact on these objectives. Each option could however have a major positive effect on the objective concerned with enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Circle North, Warren Bruce Way		
Site Reference	Employment Site Reference 80019		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.51 ha

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	There are bus stops within 250m of the site and the site is less than 800m from MediaCity Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and	
	Employment	0	++	++	Medium	Local	Long term		

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Mixed Use	0	++	++	Medium	Local	Long term	enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a Metrolink station. It is also located in close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location and could have some positive effect on the objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
population	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Wharfside Way, which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Low	N/A	N/A	Cumulative impact with other developments in Wharfside	
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is however within 800m of a Metrolink station and less than 250m from a bus stop. It is also in reasonably close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the proposed use of the site for housing, employment or mixed use development could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development may not lead to an increase in congestion. Accordingly, each of the proposed uses are unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants/users of the development would choose to travel by sustainable modes of transport.								

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure some biodiversity gains in the development through, for example, tree planting and the use of green roofs.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on any designated natural assets. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed use is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The entire site is within Flood Zone 2 and, as such, it is considered to be at a medium risk of flooding. The use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may require some mitigation. As such, each of the proposed uses has the potential to have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land	Housing	0	++	++	Medium	Local	Long term	Secondary impacts on	

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources and reduce land contamination	Employment	0	++	++	Medium	Local	Long term	perceptions of the area.	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially high risk contaminated land and would also lead to the reclamation of a site that has been included on NLUD. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. The site is not however within 250m of a watercourse and, as such, each of the proposed uses of the site is unlikely to have a significant impact on the objective.									
E8. Protect and improve air quality	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The site is within an AQMA and its use for housing, employment or mixed use development would inevitably generate some additional traffic. The site is however within close proximity of a Metrolink station and is less than 250m from a bus stop. In addition, due to the size of the site and the scale of development it would be likely to accommodate, it is uncertain whether any of the proposed uses would result in a significant increase in traffic or associated vehicular emissions. It is therefore considered that each of the proposed uses would have an uncertain impact on the objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
There are no Conservation Areas or listed buildings within 300m of the site. The grade II listed Trafford Park Hotel is situated to the west of the site. This designated heritage asset is however in excess of 400m from the site and its setting is already heavily influenced by modern development. The use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, it is unlikely to have a significant impact on the objective.									
Economic									
EC1. Enhance Trafford's high performance and	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the	
	Employment	0	++	++	Medium	Local	Long term		

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sustainable economy to provide a powerful contribution to regional growth	Mixed Use	0	++	++	Medium	Local	Long term	creation of jobs in the construction process.	
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity.	
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								

Circle North, Warren Bruce Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The use of the land at Circle North, Warren Bruce Way, for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use could have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing the environmental impacts of consumption and production. By resulting in the remediation of a NLUD site the proposed use of the site could also have a major positive effect on the objective relating to land contamination. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development could generate additional traffic and have an impact on air quality. Consequently, each of the proposed uses would have an uncertain impact on the objective relating to air quality. In addition, due to the site being at a medium risk of flooding, its use for housing, employment or mixed use development could have a negative impact on the objective of reducing the effects of climate change. Each of the proposed uses could also have a negative impact on the objective relating to open space and biodiversity due to the development of the site being unlikely to result in the provision of on-site open space or the enhancement of existing open space within 300m of the site.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land at the junction of Elevator Road and Wharfside Way		
Site Reference	Employment Site 80020		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	1.5 ha

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of shops and services within walking distance of the site, including several that are outside the plan area. There are bus stops within 250m of the site and the site is less than 800m from MediaCity Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a Metrolink station. It is also located in close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
welfare and value diversity, improve equity and equality of opportunity	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Wharfside Way, which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is
	Employment	0	?	?	Low	Local	Long term		

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	?	?	Low	Local	Long term	and air quality. Cumulative impact with other development in Wharfside	
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is however within 800m of a Metrolink station and within 250m of a bus stop. There are also a number of facilities within walking distance of the site and the site is also in reasonably close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the use of the site for housing, employment or mixed use development has the potential to increase the use of public transport as an alternative to travel by private car. Consequently, each of the proposed uses would have an uncertain impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on this natural asset. Each of the proposed uses of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	A significant proportion of the site is within Flood Zone 2 and, as such, the site is considered to be at a medium risk of flooding. The proposed use of the site for housing, employment or mixed use development therefore has the potential to increase flood risk elsewhere and may require some mitigation. As such, each of the proposed uses of the site has the potential to have a negative impact on the objective.								
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental impacts of consumption and production	Employment	0	?	?	Low	Local	Long term	need for additional landfill capacity	to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective.									
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is not however within 250m of a watercourse and, as such, each of the proposed uses of the site is unlikely to have a significant impact on the objective.									
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		Application of maximum car parking standards to encourage sustainable transport choices.
Although the site is located within close proximity of public transport services, it is partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate some additional traffic in an AQMA. It is therefore considered that the proposed use of the site has the potential to have some negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.									
E9. Protect and enhance the diversity and distinctiveness of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
landscape and townscape character and cultural facilities	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Land at the junction of Elevator Road and Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use could have a positive effect on the objectives relating to biodiversity; reducing the impacts of climate change; and reducing the environmental impacts of consumption and production. By resulting in the remediation of a site that is potentially subject to some ground contamination the proposed use of the site could also have a positive effect on the objective relating to land contamination. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic and result in some vehicular emissions. Consequently, each of the proposed uses would have an uncertain impact on the objectives relating to air quality and reducing the effects of traffic on the environment. In addition, each of the uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land at Warren Bruce Road		
Site Reference	Employment Site 70026		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.62 ha

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	There are a number of shops and services within walking distance of the site, including several that are outside the plan area. There are bus stops within 250m of the site and the site is less than 800m from MediaCity Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a Metrolink station. It is also located in close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	--	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfedale area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location and could have some positive effect on the objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.									
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
The site is within 200m of Wharfside Way, which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Low	N/A	N/A	Cumulative impact with other developments in Wharfside	
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	<p>The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is however within 800m of a Metrolink station and less than 250m from a bus stop. It is also in reasonably close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the proposed use of the site for housing, employment or mixed use development could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development may not lead to an increase in congestion. Accordingly, each of the proposed uses are unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants/users of the development would choose to travel by sustainable modes of transport.</p>								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
<p>The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on this natural asset. Each of the proposed uses do however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.</p>									
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
<p>Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.</p>									
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
<p>The entire site is within Flood Zone 2 and, as such, it is considered to be at a medium risk of flooding. The use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may require some mitigation. As such, each of the proposed uses has the potential to have a negative impact on the objective.</p>									
E5. Reduce the environmental impacts of	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill	Use of the development management process to ensure development complies with Core
	Employment	?	?	?	Low	Local	Long term		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
consumption and production	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site for housing, employment or mixed use development could have a positive impact on the objective.								
E7. Protect and improve water quality	Housing	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The northern part of the site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The site is within an AQMA and its use for housing, employment or mixed use development would inevitably generate some additional traffic. The site is however within close proximity of a Metrolink station and is less than 250m from a bus stop. In addition, due to the size of the site and the scale of development it would be likely to accommodate, it is uncertain whether any of the proposed uses would result in a significant increase in traffic or associated vehicular emissions. It is therefore considered that each of the proposed uses would have an uncertain impact on the objective.								
E9. Protect and enhance the diversity and	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The grade II listed Trafford Park Hotel is situated to the south west of the site. This designated heritage asset is however in excess of 400m from the site and its setting is already heavily influenced by modern development. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		
	<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.</p>								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>								
Sustainability Summary									

Land at Warren Bruce Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
<p>The use of the land at Warren Bruce Road for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; and reducing the impacts of climate change. By resulting in the remediation of a site that is potentially subject to some ground contamination, each of the proposed uses of the site could also have a positive effect on the objectives relating to land contamination and water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development could generate additional traffic and have an impact on air quality. Consequently, each of the proposed uses would have an uncertain impact on the objective relating to air quality. Due to the site being at a medium risk of flooding, its use for housing, employment or mixed use development could also have a negative impact on the objective of reducing the effects of climate change. In addition, each of the uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land between Wharfside Way and John Gilbert Way		
Site Reference	Employment Site 80018		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.75 ha

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	There are bus stops within 250m of the site and the site is less than 800m from MediaCity Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a Metrolink station. It is also located in relatively close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Wharfside Way, which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport provision.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Cumulative impacts with other development in Wharfside								

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate a degree of traffic and could have a negative impact on the objective. The site is however within 800m of a Metrolink station and within 250m of a bus stop. There are also a number of facilities within walking distance of the site and the site is also in reasonably close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the development of the site could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered to be uncertain whether any negative impact on the objective would be significant.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. The site is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on this natural asset. Each of the proposed uses of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	A significant proportion of the site is within Flood Zone 2 and, as such, the site is considered to be at a medium risk of flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may therefore require some mitigation. As such, each of the proposed uses has the potential to have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is not however within 250m of a watercourse and, as such, each of the proposed uses of the site is unlikely to have a significant impact on the objective.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	Although the site is located within close proximity of public transport services, it is partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate some additional traffic in an AQMA. It is therefore considered that the proposed use of the site has the potential to have some negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									

Land between Wharfside Way and John Gilbert Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the land between Wharfside Way and John Gilbert Way for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; and reducing contributions to climate change. By resulting in the remediation of a site that is potentially subject to some ground contamination the proposed use of the site could also have a positive effect on the objective relating to land contamination. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic and result in some vehicular emissions. Consequently, each of the proposed uses would have an uncertain impact on the objectives relating to air quality and reducing the effects of traffic on the environment. In addition, each of the uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land at Wharf End		
Site Reference	Employment Site 80021		
Proposed Use	Housing, Employment or Mixed Use	Site Area	0.5 ha

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	The site is within walking distance of a range of local facilities and is less than 400m from a Quality Bus Corridor, within 800m of Pomona, Exchange Quay and Trafford Bar Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses would have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed uses would have a major positive impact on the objective in the long term.								
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the	

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within 400m of a Quality Bus Corridor and less than 800m from Cornbrook Metrolink station. It is also located in close proximity to existing and proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and would therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is less than 1800m from a sports facility. Each of the proposed uses therefore has the potential to support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A5081 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>The site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is also located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is however in a very sustainable location that is less than 400m from a Quality Bus Corridor and within 800m of three Metrolink stations. As such, the proposed use of the site for housing, employment or mixed use development could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development may not lead to an increase in congestion. Accordingly, each of the proposed uses are unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants/users of the development would choose to travel by sustainable modes of transport.</p>								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
<p>The site is in excess of 300m of a SSSI or area of semi-natural greenspace and each of the proposed uses would be unlikely to have a significant impact on these assets. The Manchester Ship Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development has the potential to have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.</p>									
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
<p>Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.</p>									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
<p>The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could provide some opportunities to reduce flood risk elsewhere and could have a positive effect on the objective.</p>									
E5. Reduce the environmental impacts of	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill	Use of the development management process to ensure development complies with Core
	Employment	0	?	?	Low	Local	Long term		

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
consumption and production	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. As such, the use of the site for housing, employment or mixed use development would have a positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. Each of the proposed uses could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
	The site is within close proximity of an AQMA and its use for housing, employment or mixed use development would inevitably generate some additional traffic. The site is however within close proximity of three Metrolink stations and a Quality Bus Corridor. In addition, due to the size of the site and the scale of development it would be likely to accommodate, it is uncertain whether any of the proposed uses would result in a significant increase in traffic or associated vehicular emissions. It is therefore considered that each of the proposed uses are unlikely to have a significant impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
landscape and townscape character and cultural facilities	There are no conservation areas within 300m of the site. Trafford Road bridge, which is a grade II listed structure, is situated to the north of the site. The setting of this structure is however already heavily influenced by modern development on either side of the Manchester Ship Canal and, as such, the proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on the setting of this structure and would not therefore have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposals to support the culture and tourism offer will be supported. The site is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land at Wharf End									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the land at Wharf End for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in close proximity to a Priority Regeneration Area. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use has the potential to have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing the impacts of climate change and reducing contributions to climate change. The proposed uses of the site would also have the potential to have a positive effect on the objectives relating to land contamination and water quality. Each of the proposed uses does however have the potential to have a negative impact on the objective that relates to biodiversity due to the proximity of the site to a designated wildlife corridor.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment development would have no significant impact on the objective. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective.</p> <p>Whereas the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Site Address	Land to the north of Wharfside Way		
Site Reference	Employment Site 72217		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	1.1 ha

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>									
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
<p>There are a number of shops and services within walking distance of the site, including several that are outside the plan area. There are bus stops within 250m of the site and the site is less than 800m from MediaCity Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>									

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a Metrolink station. It is also located in close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	- -	- -	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Wharfside Way, which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Cumulative impacts with other development in Wharfside								

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate a degree of traffic and could have a negative impact on the objective. The site is however within 800m of a Metrolink station and within 250m of a bus stop. There are also a number of facilities within walking distance of the site and the site is also in reasonably close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the development of the site could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered to be uncertain whether any negative impact on the objective would be significant.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on this natural asset. Each of the proposed uses do however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is almost entirely within flood zone 1. A very small part of the northern section of the site is however within Flood Zone 2 and the site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site for housing, employment or mixed use development could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS and would have a positive effect on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is not however within 250m of a watercourse and, as such, each of the proposed uses of the site is unlikely to have a significant impact on the objective.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	Although the site is located within close proximity of public transport services, it is partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate some additional traffic in an AQMA. It is therefore considered that the proposed use of the site has the potential to have some negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Land to the north of Wharfside Way									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location. It would therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; reducing the impacts of climate change; and reducing contributions to climate change. By resulting in the remediation of a site that is potentially subject to some ground contamination each of the proposed uses could also have a positive effect on the objective relating to land contamination. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic and result in some vehicular emissions. Consequently, each of the proposed uses would have an uncertain impact on the objectives relating to air quality and reducing the effects of traffic on the environment. In addition, each of the uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Victoria Warehouse, Trafford Wharf Road – Site A		
Site Reference	CFS07-1095-68; SHLAA 1450		
Proposed Use	Housing, Employment or Mixed Use	Site Area	1.07 ha

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	--	--	--	Medium	Borough wide	Long term		
	Mixed Use	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The use of the site for employment development would result in the loss of a site that been identified by the SHLAA as being suitable for housing. As such, the use of the site for employment would lead to the loss of a previously identified residential site and would therefore have a major negative impact on the objective.									
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within walking distance of a range of local facilities and is less than 400m from a Quality Bus Corridor, within 800m of Pomona, Exchange Quay and Trafford Bar Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses would have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed uses would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is less than 400m from a Quality Bus Corridor and less than 800m from Cornbrook Metrolink station. It is also located in close proximity to existing and proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	--	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and would therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
welfare and value diversity, improve equity and equality of opportunity	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is within 200m of the A56 and the A5081 both of which have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	?	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions	Secure enhancements to public transport provision.
	Employment	?	?	?	Low	Local	Long term		

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	?	?	?	Low	Local	Long term	and air quality. Cumulative impacts with other development in Wharfside	Application of maximum car parking standards to encourage sustainable transport choices.
The site is situated in a sustainable location that is less than 400m from a Quality Bus Corridor and within 800m of three Metrolink stations. As such, the proposed use of the site for housing, employment or mixed use development has the potential to promote the use of public transport as an alternative to travelling by private car. Nevertheless, the site is at present largely vacant and each of the proposed uses of the site would inevitably generate some additional traffic. The site is also located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. As such, it is considered that each of the proposed uses would have an uncertain impact on the objective.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The Bridgewater Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	+	+	+	Medium	Local	Long term		
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could provide some opportunities to reduce flood risk elsewhere and could have a positive effect on the objective.								
E5. Reduce the	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental impacts of consumption and production	Employment	?	?	?	Low	Local	Long term	need for additional landfill capacity	to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Mixed Use	?	?	?	Low	Local	Long term		
	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site for housing, employment or mixed use development could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse. It could also eliminate a potential source of contaminants. Accordingly, each of the proposed uses has the potential to have a major positive impact on the objective.								
E8. Protect and improve air quality	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	Although the site is located within close proximity of a Metrolink station and a Quality Bus Corridor, it is also within close proximity of an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
landscape and townscape character and cultural facilities	There are no conservation areas within 300m of the site. Trafford Road bridge, which is a grade II listed structure, is situated to the north of the site. The setting of this structure is however already heavily influenced by modern development on either side of the Manchester Ship Canal and, as such, the proposed use of the Victoria Warehouse site for housing, employment or mixed use development is unlikely to have an impact on the setting of this structure and would not therefore have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective. The use of the site for housing would not result in the loss of a previously identified employment site within Trafford Park Core and, as such, it is considered that the use of the site for residential development would be unlikely to have any significant impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposals to support the culture and tourism offer will be supported. The site is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. It is therefore considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Victoria Warehouse, Trafford Wharf Road – Site A									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of Victoria Warehouse for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in close proximity to a Priority Regeneration Area. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing contributions to climate change. Each of the proposed uses would also have the potential to have a major positive effect on the objectives relating to land contamination and water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate some additional traffic. Consequently, each of the proposed uses has the potential to have a negative impact on the objective relating to air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. Each use also has the potential to have a negative impact on biodiversity due to the proximity of the site to a designated wildlife corridor.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment development could have a major negative impact on this objective due to it resulting in the loss of a previously identified housing site. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective.</p> <p>Whereas the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Victoria Warehouse, Trafford Wharf Road – Site B		
Site Reference	Employment Site 70125		
Proposed Use	Housing, Employment or Mixed Use	Site Area	0.4 ha

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		
	The site is within walking distance of a range of local facilities and is less than 400m from a Quality Bus Corridor, within 800m of a Metrolink station and within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses would have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed uses would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and	
	Employment	++	++	++	Medium	Local	Long term		

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Mixed Use	++	++	++	Medium	Local	Long term	enhancement of public transport services	
	The site is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. It is also located in close proximity to existing and proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	--	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and would therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and	

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and skills of the resident population	Employment	+	+	+	Low	Local	Long term	quality of life.	
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
The site is within 200m of the A5081 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	<p>The site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is also located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is however in a very sustainable location that is less than 400m from a Quality Bus Corridor and within 800m of a Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development may not lead to an increase in congestion. Accordingly, each of the proposed uses is unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants/users of the development would choose to travel by sustainable modes of transport.</p>								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
<p>The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The Bridgewater Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.</p>									
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
<p>Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.</p>									
E4. Reduce impact of climate change	Housing	+	+	+	Medium	Local	Long term		
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
<p>The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could provide some opportunities to reduce flood risk elsewhere and could have a positive effect on the objective.</p>									
E5. Reduce the environmental impacts of	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill	Use of the development management process to ensure development complies with Core
	Employment	?	?	?	Low	Local	Long term		

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
consumption and production	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site for housing, employment or mixed use development could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse. It could also eliminate a potential source of contaminants. Accordingly, each of the proposed uses has the potential to have a major positive impact on the objective.								
E8. Protect and improve air quality	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The site is within close proximity of a Metrolink station and a Quality Bus Corridor. In addition, due to the size of the site and the scale of development it would be likely to accommodate, it is uncertain whether any of the proposed uses would result in a significant increase in traffic or associated vehicular emissions. The site is however within an AQMA and each of the proposed uses could potentially result in additional traffic in the area. As such, it is considered that each of the proposed uses would have an uncertain impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
landscape and townscape character and cultural facilities	There are no conservation areas within 300m of the site. Trafford Road bridge, which is a grade II listed structure, is situated to the north east of the site. The setting of this structure is however already heavily influenced by modern development on either side of the Manchester Ship Canal and, as such, the proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on the setting of this structure and would not therefore have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective. The use of the site for housing would not result in the loss of a previously identified employment site within Trafford Park Core and, as such, it is considered that the use of the site for residential development would be unlikely to have any significant impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposals to support the culture and tourism offer will be supported. The site is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Victoria Warehouse, Trafford Wharf Road – Site B									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Victoria Warehouse for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in close proximity to a Priority Regeneration Area. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use has the potential to have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing contributions to climate change. Each of the proposed uses would also have the potential to have a major positive effect on the objectives relating to land contamination and water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within an AQMA and the use of the site for housing, employment or mixed use development could generate some additional traffic in the area. Consequently, each of the proposed uses would have an uncertain impact on the objective of protecting air quality. Each use also has the potential to have a negative impact on biodiversity due to the proximity of the site to a designated wildlife corridor.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment development would have no significant impact on the objective. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective.</p> <p>Whereas the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Wharfside II, Trafford Park		
Site Reference	SHLAA 1849		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	54.78 ha

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Medium	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	--	--	--	Medium	Borough wide	Long term		
	Mixed Use	++	++	++	Medium	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Wharfside Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The use of the site for employment development would result in the loss of a site that been identified by the SHLAA as being suitable for housing. As such, the use of the site for employment would lead to the loss of a previously identified residential site and could have a major negative impact on the objective.									
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	<p>There are a number of shops and services within walking distance of the site, including several that are outside the plan area. The majority of the site is either within 400m of a Quality Bus Corridor or within 800m of a railway station or a Metrolink station and the site is within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	<p>There are a number of facilities within convenient walking distance of the site and the site is within 50m of on-road cycle routes on Trafford Park Road. The site is also in close proximity to a number of proposed cycle routes that will form part of the Strategic Active Travel Network. The majority of the site is either within 400m of a Quality Bus Corridor or within 800m of a railway station or a Metrolink station within or outside of the plan area. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.</p>								
S4. Reduce crime, disorder and the fear of crime	Housing	--	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	<p>The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Wharfside area. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.</p>								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	<p>The use of the site for housing would result in the provision of housing in an accessible location that is within close proximity to a Priority Regeneration Area. As such, this use of the site could have a positive impact on this objective. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.</p>								

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL2 does however require housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. In addition, Core Strategy Policy SL2 requires housing in this location to make a contribution towards the provision of a new primary school by 2021 to serve the new residential community. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is within 200m of a major source of noise pollution identified by Defra. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions	Secure enhancements to public transport provision
	Employment	-	-	-	Low	Local	Long term		

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	-	-	-	Low	Local	Long term	and air quality.	
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is within 800m of a Metrolink station and less than 250m of a bus stop. As such, the proposed use of the site for housing, employment or mixed use development has the potential to increase the use of public transport. Nevertheless, given the size of the site and the scale of development it is expected to accommodate, it is considered that each of the proposed uses has the potential to have some negative impact on the objective. There is however only a low level of certainty about this impact as it is recognised that the site is located in close proximity to public transport services.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	The site is in excess of 300m of a SSSI or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The Bridgewater Canal wildlife corridor does however run through the site and the site also adjoins the Salford Quays SBI. Due to this proximity to these features, the use of the site for housing, employment or mixed use development could have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is partly within Flood Zone 2 and, as such, it is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may therefore require some mitigation. As such the proposed use of the site could have a negative impact on the objective.								
E5. Reduce the environmental impacts of	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill	Use of the development management process to ensure development complies with Core
	Employment	?	?	?	Low	Local	Long term		

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
consumption and production	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The Wharfside area contains a number of NLUD sites and several others which are identified by the Trafford Contaminated Land Prioritisation Mapping, including a number which are listed as potentially containing high risk contaminated land. Each of the proposed uses of the site therefore offers the opportunity to address NLUD sites and remediate sites that are known to be contaminated. Each of the uses could therefore have a major positive effect on the objective.								
E7. Protect and improve water quality	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The Wharfside Strategic Location contains a number of sites that are known to be contaminated and sections of the strategic location are within 250m of a watercourse. The development of the site could improve the appearance of the site and enhance the setting of these watercourses and would also result in the remediation of sites that are known to be polluted and which could be a source of pollutants for the adjacent watercourses. Accordingly, each of the proposed uses has the potential to have a major positive impact on the objective.								
E8. Protect and improve air quality	Housing	--	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	--	--	--	Low	Local	Long term		
	Mixed Use	--	--	--	Low	Local	Long term		
	Although the site is located within close proximity of public transport services, it is partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate additional traffic. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses has the potential to have a major negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
the diversity and distinctiveness of landscape and townscape character and cultural facilities	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site. Trafford Road bridge, which is a grade II listed structure, is situated to the east of the site. The setting of this structure is however already heavily influenced by modern development on either side of the Manchester Ship Canal and, as such, the proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on the setting of this structure and would not therefore have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Borough wide	Long term		
	Mixed Use	++	++	++	Medium	Borough wide	Long term		
	The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 on previously developed land and could potentially also be in accordance with policy W1.5 which seeks to focus B1 office development towards Trafford Wharfside. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective. The use of the site for housing would not result in the loss of a previously identified employment site within Trafford Park Core and would be unlikely to have any significant impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on job creation and prosperity.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is within the Wharfside Strategic Location which is identified in Core Strategy policy R6 as key area where appropriate proposal to support the culture and tourism offer will be supported. It is also located in close proximity to Old Trafford football ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	?	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	?	?	?	Low	More than local	Long term		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. A need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy SL2 identifies Wharfside as an out of centre location where some B1 development and ancillary retail provision would be appropriate. However, it is uncertain whether the scale of office development that could come forward on a site of this size would have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Wharfside II, Trafford Park									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Wharfside II site for housing, employment or mixed use development has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in relatively close proximity to a Priority Regeneration Area. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses would also have a positive impact on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing contributions to climate change. By resulting in the remediation of potentially high risk contaminated land, the proposed use of the site could also have a major positive effect on the objective relating to land contamination and some positive effect on the objective of protecting water quality. However, notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate additional traffic. Consequently, each of the proposed uses has the potential to have a negative impact on the objective relating to the effects of traffic on the environment and a major negative impact on the objective of protecting air quality. Each use also has the potential to have a negative impact on biodiversity due to the proximity of the site to a designated wildlife corridor and, due to the site being at a medium risk of flooding, its use for housing, employment or mixed use development could have a negative impact on the objective of reducing the effects of climate change.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment purposes could have a major negative effect on this objective due to this option resulting in the loss of a previously identified residential site. The use of the site for housing or mixed use development could also have some positive impact on the objectives relating to community welfare. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development would have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

WHA 1 – Wharfside Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The policy promotes the provision of housing in the MediaCity UK sub area (WHA2) and therefore has the potential to have a major positive impact on the objective. WHA2 specifies that the mixed use sites could accommodate up to 900 units. Whilst the policy does not specify the type or tenure of housing that would be provided, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The policy therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The policy seeks to provide a range of facilities to serve the needs of the proposed communities within the Wharfside Strategic Location. The site is relatively well served by public transport. As a result, the policy would direct facilities to an accessible location within the urban area and would therefore have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term		
	The policy would result in development being directed to a location that is relatively well served by public transport. It would also result in the provision of local facilities within convenient walking distance of the proposed communities within the Wharfside Strategic Location. The policy refers to the creation of a strategic processional route – incorporating appropriate provision for walking, cycling and vehicles – and the policy provides support for the provision of the Trafford Park Metrolink Extension through Wharfside including the provision of new Metrolink stations. The policy could therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

WHA 1 – Wharfside Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would result in development being directed to an accessible location within the urban area in close proximity to the Old Trafford Priority Regeneration Area. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	++	++	++	Medium	Local	Long term		
	The policy provides support for the provision of a range of facilities to serve the proposed communities within the Wharfside Strategic Location. The policy could therefore have a major positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	+	+	+	Medium	Local	Long term		
	Core Strategy policy SL2 requires residential development in Wharfside to contribute towards the provision of a new primary school by 2021 to serve the new residential community. As such, by encouraging the delivery of new residential units, the policy has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The policy would be unlikely to have a significant impact upon health. As such, it is unlikely to have a significant impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The policy requires that development will maximise the benefits of its position on the Ship Canal and Bridgwater Canal by preserving and enhancing the existing canal side walkways and improving public access to these routes. However, the policy is unlikely to result in the redevelopment of any neglected land and is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is well served by public transport and would promote the provision of a range of facilities that would ensure that the proposed community in Wharfside does not need to travel to access essential services and facilities. Nevertheless, the development proposed by the policy, particularly the provision of a hotel, offices and residential units, would inevitably generate some additional traffic. As such, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.

WHA 1 – Wharfside Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
morphological features	The site identified by the policy is immediately adjacent to the Manchester Ship Canal and Bridgewater Canal wildlife corridors. The proposed development of sites within the Strategic Location could have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	?	?	?	Low	More than local	Long term	Secondary impacts associated with climate change	Secure enhancements to public transport services.
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is well-served by public transport, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The policy would direct development to a location that is within Flood Zone 2. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term		
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	++	++	++	Medium	Local	Long term		
	The policy would direct development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium or high risk contaminated land. The policy therefore has the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. The redevelopment of the sites identified by the policy could also help improve the setting of the Bridgewater Canal and the Manchester Ship Canal. Consequently, the policy has the potential to have a positive impact on the objective.							

WHA 1 – Wharfside Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	The policy would focus development in an area that is relatively well served by public transport and would promote the provision of a range of facilities that would ensure that the proposed community in Wharfside does not need to travel to access essential services and facilities. The development of these sites for the uses proposed by the policy would however inevitably generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. Some of the sites are within an AQMA and the policy therefore has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the character of landscapes and townscapes. As such, it is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The policy provides support for the development of approximately 25,000sqm of office floorspace and a range of commercial uses, including a hotel. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to an accessible location within the urban area and in close proximity to the Old Trafford Priority Regeneration Area. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective							
EC3. Enhance Trafford's image as a tourism	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	

WHA 1 – Wharfside Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
destination	The policy identifies the area as being suitable for a range of uses, including a hotel, and the site is within relatively close proximity of both the LCCC stadium and Old Trafford football ground. The policy therefore has the potential to support two major visitor attractions and specifically requires new development in this location to protect and where possible enhance views of Old Trafford football stadium and the Imperial War Museum. It is therefore considered that the policy has the potential to have a major positive impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres. The Strategic Location is in an out of centre location and the policy does promote the provision of a number of main town centre uses, including commercial office, retail and commercial leisure. The policy does however specify that such uses will only be permitted where they are intended to serve the needs of the communities living within the Strategic Location. The policy is therefore unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. The policy would result in development taking place in a location that is well served by public transport and would result in the provision of a range of services and facilities to support the proposed residential community in the Wharfside Strategic Location. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Through leading to the provision of approximately 900 residential units, the policy could also have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a major positive impact on the objectives that relate to conserving land resources and some positive impact on water quality. The policy would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to biodiversity; air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives.</p> <p>The policy would result in development being directed to an accessible location in close proximity to the Old Trafford Priority Regeneration Area. The policy provides support for the development of approximately 25,000sqm of office floorspace and a range of commercial uses. The policy therefore has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objectives relating to enhancing Trafford's economic performance and enhancing Trafford's image as a tourism destination; and some positive impact on the objective of reducing disparities.</p>								

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The policy promotes a range of uses in the MediacityUK area, including housing. Whilst the policy does not specify the type or tenure of housing that would be provided, Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The policy therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, its ability to contribute towards affordable housing need is diminished by viability.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The policy promotes a range of uses in the MediacityUK area, including retail uses and community facilities to serve the needs of the proposed communities within the Wharfside Strategic Location. The policy requires commercial and / or community facilities to have active frontages and be well related to, and accessible from, adjacent streets and open spaces. The site is also relatively well served by public transport, and WHA1 proposed significant public transport improvements for the whole of the Wharfside Strategic Area. As a result, the policy could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term		
	The policy would result in development being directed to a location that is relatively well served by public transport. It would also result in the provision of local facilities within convenient walking distance of the proposed communities within the Wharfside Strategic Location. The site is also relatively well served by public transport, and WHA1 proposed significant public transport improvements for the whole of the Wharfside Strategic Area. The policy could therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would result in development being directed to an accessible location within the urban area in close proximity to the Old Trafford Priority Regeneration Area. A number of the uses proposed by the policy, such as the hotel and B1/B8 employment uses, would create employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	++	++	++	Medium	Local	Long term		
	The policy provides support for the provision of a range of facilities to serve the proposed communities within the Wharfside Strategic Location. The policy could therefore have a major positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	+	+	+	Medium	Local	Long term		
	Core Strategy policy SL2 requires residential development in Wharfside to contribute towards the provision of a new primary school by 2021 to serve the new residential community. As such, by encouraging the delivery of new residential units, the policy has the potential to have a positive impact on the objective. The employment uses proposed by the policy also have the potential to generate apprenticeships and training opportunities.							
S8. Improve the health and, inequalities in health of the population	++	++	++	Medium	Local	Long term		
	The policy requires the provision of approximately 3 hectares of new open space / green infrastructure, including a new neighbourhood park. The existing Promenade Park will be improved up to Neighbourhood Park standard, specifically in terms of the provision of play space, information recreation areas, green infrastructure, public art and a potential water taxi station. Consequently, the policy has the potential to have a major positive impact on the objective by providing support for participation in recreation, walking and cycling. However, there is not a high level of certainty about this impact as the retention of open spaces does not guarantee that people will choose to participate in sport or recreation.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to result in the redevelopment of any neglected land and is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is relatively well served by public transport and would promote the provision of a range of facilities that would ensure that the proposed community in Wharfside does not need to travel to access essential services and facilities. Nevertheless, the development proposed by the policy, particularly the provision of a hotel, employment and residential uses, would inevitably generate some additional traffic. As such, the policy has the potential to have some negative impact on the objective.							

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The MediacityUK area is immediately adjacent to the Manchester Ship Canal wildlife corridor. The proposed development of the MediacityUK area could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, the policy also requires the provision of a neighbourhood park and improvements to the existing promenade park. It therefore has the potential to have a positive impact on the element of the objective that relates to open space and its sub-objectives of ensuring residents have access to high quality open space. The policy also requires the provision of a linear landscaped areas along Trafford Wharf Road and Wharfside Way to create a green corridor and this could have some positive effect on the elements of the objective that relate to biodiversity, flora and fauna and the sub-objective of enhancing habitat diversity. As such, the policy would have an uncertain impact on this objective overall.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	The new development that would take place within the boundary would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. The policy requires the provision of new open space / green infrastructure within the area which could reduce the likelihood of the proposed community having to travel if they want to access open space, which could have an effect on greenhouse gas emissions. In addition, although the policy would result in development being directed to a location that is well-served by public transport, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on this objective overall							
E4. Reduce impact of climate change	-	-	-	Low	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The policy would direct development to a location that is within Flood Zone 2. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding. However the certainty of this occurring is only low, because the policy requires the provision of areas of open space. It therefore has the potential to offset any negative impact through the provision of open space which can help moderate the higher summer temperatures and reduce surface water run-off							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land	++	++	++	Medium	Local	Long term		

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources and reduce land contamination	The policy would direct development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium or high risk contaminated land. The policy therefore has the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. The redevelopment of the sites identified by the policy could also help improve the setting of the Manchester Ship Canal. Consequently, the policy has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	The policy would focus development in an area that is relatively well served by public transport and would promote the provision of a range of facilities that would ensure that the proposed community in Wharfside does not need to travel to access essential services and facilities. The development of these sites for the uses proposed by the policy would however inevitably generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. Some of the sites are within an AQMA and the policy therefore has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the character of landscapes and townscapes. As such, it is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The policy would result in the provision of employment floorspace and commercial uses within a Strategic Location and in an area that is an established driver of the local / regional economy. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective.							

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to an accessible location within the urban area and in close proximity to the Old Trafford Priority Regeneration Area. A number of the uses proposed by the policy, such as the hotel and office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The policy identifies the area as being suitable for a range of uses, including a hotel, and the site is within relatively close proximity of the Old Trafford football ground. The policy therefore has the potential to support two major visitor attractions and could have some positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to an out of centre location and the policy does promote the provision of a number of main town centre uses, including office, retail and commercial leisure. The policy does however specify that retail uses will only be permitted where they are intended to serve the needs of the communities living within the Strategic Location. The policy is therefore unlikely to have a significant impact on the objective. A need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identified Wharfside as a location where office development can be directed towards. The policy is therefore unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								

WHA2 – MediacityUK Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. The policy would result in development taking place in a location that is well served by public transport and would result in the provision of a range of services and facilities to support the proposed residential community in the Wharfside Strategic Location. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Through leading to the provision of additional residential units, the policy could also have a positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a major positive impact on the objectives that relate to conserving land resources and some positive impact on water quality. The policy would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to biodiversity; air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives.</p> <p>The policy would result in development being directed to an accessible location in close proximity to the Old Trafford Priority Regeneration Area and classified as within the Regional Centre. The policy provides support for the development of a range of uses including employment uses, a hotel and retail. The policy therefore has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford’s economic performance; and some positive impact on the objective of reducing disparities; and enhancing Trafford’s image as a tourism destination.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

WHA3 - Manchester United Football Club Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Local	Long term		
	The policy requires any expansion of the MUFC Stadium to put in place the public transport, cycle way, footpath and highway improvements necessary to properly service the development. The policy could therefore have a positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. A number of aspects of the policy could create employment opportunities, such as the support for the creation of visitor facilities within the MUFC Stadium Area. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of	+	+	+	Medium	Local	Long term		

WHA3 - Manchester United Football Club Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the creation of a range of visitor facilities and services. Whilst these facilities will be primarily targeted towards visitors to the area, they would be available for use by local residents and the proposed policy could therefore have some positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although there may be some training opportunities created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon health and, as such, it is unlikely to have a significant impact on the objective							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to result in the improvement of any neglected sites and, as such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities within walking distance of the site. The policy does include measures to try to limit the amount of traffic generated by new development, such as limiting the amount of car parking that would be created. Nevertheless, the policy provides support for a range of development, which would inevitably generate some additional traffic. As such, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The policy would direct development to a location that is within close proximity of two wildlife corridors. The proposed development of the site could have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5

WHA3 - Manchester United Football Club Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is well-served by public transport and would seek to limit the provision of parking spaces, it would also promote the delivery of development which could result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
	The policy would direct development to a location that is within Flood Zone 1. Consequently, and although the pockets of the area are considered to be susceptible to surface water flooding, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	++	++	++	Medium	Local	Long term		
	The policy would direct development to a location that comprises predominantly of previously developed land, including potentially some areas that are identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being high risk contaminated land. The policy could therefore have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. Development in this location could also improve the setting of the Bridgewater Canal. Consequently, the policy has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision

WHA3 - Manchester United Football Club Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, the area is partly within an AQMA and the policy would result in development being directed to this area. Whilst the policy includes measures to limit travel by private car, the development proposed by the policy has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon landscape or townscape character. As such, it is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Local	Long term		
	Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the expansion of the stadium and could create some employment opportunities. As such, the policy has the potential to have a major positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to an accessible location within the urban area and in close proximity to Old Trafford Priority Regeneration Area. Whilst the policy does not seek to direct significant amounts of employment development to the area, the expansion of the stadium and the creation of visitor facilities could create some employment and training opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The policy provides support for development that significantly expands the spectator capacity of the MUFC stadium and encourages the development of a range of visitor facilities. The policy therefore has the potential to enhance the role of this important visitor attraction and could therefore have a major positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long	0	0	0	Medium	N/A	N/A		

WHA3 - Manchester United Football Club Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
term sustainability of Trafford's Town Centres	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres. It is an out-of-centre location and the policy does allow for a number of town centre uses. However, the policy specifies that these facilities will only be permitted where they are to support the operation of the stadium. Consequently, the policy is unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.								
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. It would result in development being directed to a location that is well served by public transport and has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; and community welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and could potentially also lead to the redevelopment of areas of land that are identified by the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The policy could therefore have a major positive impact on the objective that relates to land resources and contamination and some positive effect on the objective relating to water quality. In addition, the policy would direct development to a location that is within Flood Zone 1 and could therefore have a positive impact on the objective of reducing the effects of climate change. The policy would however direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. It would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and has the potential to have a negative impact on the objective of reducing the effects of traffic on the environment. The proximity of the site to a wildlife corridor also means that there is potential for the site to have some negative impact on the objective that relates to biodiversity. There is however only a low level of certainty about the impact on each of these objectives.</p> <p>The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy encourages the development of a range of visitor facilities and therefore has the potential to support this major visitor attraction and generate a number of employment opportunities. As such, the policy would have some positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities; and a major positive impact on the objective of enhancing Trafford's image as a tourism destination.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Appendix C

LCCC Strategic Location

LCCC Strategic Location Boundary Options	
Option 1	Limited area focussed on protecting the cricket stadium and administrative functions
Option 2	Wider area designation to promote a broader mix of uses within the Strategic Location

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Option 1	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Option 2	++	++	++	Medium	Borough wide	Long term		
	Both options would support the objective by identifying appropriate areas to accommodate housing. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that housing in the LCCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). Both options therefore have the potential to have a major positive impact on the objective. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that this objective would deliver the 400 units envisaged for this area by Core Strategy policy SL3.								
S2. Improve accessibility for all to essential services and facilities	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	Option 2	++	++	++	Medium	Local	Long term		
	The site is well served by public transport and is immediately adjacent to a Metrolink station and a Quality Bus Corridor. There is also a range of services and facilities within convenient walking distance of the area. As a result, both of the options would direct development to an accessible location within the urban area and would therefore have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	++	++	++	Low	Local	Long term		
	Option 2	++	++	++	Medium	Local	Long term		
	Both options would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities either within the Strategic Location itself or a convenient walking distance from it. As such, both options would have a positive impact on choice of travel mode and the sub-objective of improving participation in walking and cycling. However, as Option 1 would potentially result in less development coming forward in the area due to land limitations, there is a lower level of certainty that this option would deliver the quantum of development required to secure further enhancements to transport infrastructure.								
S4. Reduce crime, disorder	Option 1	++	++	++	Low	Local	Long term	Secondary impacts on quality	Use of the development management process

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and the fear of crime	Option 2	++	++	++	Low	Local	Long term	of life	to ensure development complies with Core Strategy policy L7.4
	Under both options new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, both options would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
Both options would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. As such, both options have the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.									
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
Both options would include a number of community facilities, including Stretford Leisure Centre and Trafford College. Consequently, both options could support the improvement of community facilities and thereby have a positive impact on the objective.									
S7. Improve qualifications and skills of the resident population	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
Core Strategy policy SL3 requires development in the LCCC Strategic Location to deliver improvements to education facilities, including school provision. Both boundary options would therefore have a positive impact on the objective.									
S8. Improve the health and, inequalities in health of the population	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
Core Strategy policy SL3 requires development in the LCCC Strategic Location to deliver improvements to health facilities. Both boundary options would therefore have a positive impact on the objective.									
S9. Protect and improve local neighbourhood quality	Option 1	0	0	0	Medium	N/A	N/A	Improved perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
The boundary proposed in Option 1 would not lead to the inclusion of any neglected or untidy sites within the Strategic Location. The wider boundary proposed by Option 2 would result in a number of neglected buildings being included within the Strategic Location, such as those on the northern part of Warwick Road. As such, Option 2 has the potential to result in improvements to a number of neglected buildings and could therefore have a positive impact on the objective.									
Environment									

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E1. Reduce the effect of traffic on the environment	Option 1	0	0	0	Low	N/A	N/A	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Option 2	-	-	-	Low	Local	Long term		
	Both options would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities either within the Strategic Location itself or a convenient walking distance from it. Nevertheless, it is recognised that both development options are likely to generate some additional traffic. Whilst the amount of development that would be delivered under option 1 may be unlikely to have a significant impact on the objective, option 2 would have the potential to have some negative impact on this objective as it would be likely to result in the delivery of a greater quantum of development.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Both boundary options would direct development to a location that comprises predominantly of previously developed land. Neither option is likely to result in a loss of open space but there is also likely to be limited scope to create new or extend existing open space. Both options are therefore unlikely to have a significant impact on the objective.								
E3. Reduce contributions to climate change	Option 1	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	Option 2	?	?	?	Low	Local	Long term		
	Under both options new development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although both options would result in development being directed to a location that is well-served by public transport, each option could result in some additional vehicular traffic. As such, both options would have an uncertain impact on the objective.								
E4. Reduce impact of climate change	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Both boundary options would direct development to a location that is within Flood Zone 1. Consequently, and although the pockets of the area are considered to be susceptible to surface water flooding, both options have the potential to have a positive impact on the objective								
E5. Reduce the environmental impacts of consumption and production	Option 1	?	?	?	Low	Local	Long term		
	Option 2	?	?	?	Low	Local	Long term		
	Both options are likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.								
E6. Conserve land resources and reduce land	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contamination	Both boundary options would direct development to a location that comprises predominantly of previously developed land and the Trafford Contaminated Land Prioritisation Mapping identifies a number of sites within the area as potentially being contaminated. Consequently, both options would have the potential to have some positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.								
E7. Protect and improve water quality	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
Whilst both options may result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites, neither option would result in development taking place within 250m of a watercourse and, as such, both of the options are unlikely to have a significant impact on the objective.									
E8. Protect and improve air quality	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	Option 2	-	-	-	Low	Local	Long term		Application of maximum car parking standards to encourage sustainable transport choices. Secure tree planting and other green infrastructure provision
Both options would focus development in an area that is well served by public transport and where there are a number of services and facilities either within the Strategic Location itself or a convenient walking distance from it. Nevertheless, both Talbot Road and Chester Road are designated as AQMAs and both options would result in development being directed to this area. New development, particularly family housing, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Option 2	+	+	+	Medium	Local	Long term		
Both boundary options would lead to the inclusion of the grade II listed Trafford Town Hall within the Strategic Location. Core Strategy policy SL3 requires development in the LCCC Strategic Location to preserve and enhance the setting of Trafford Town Hall and, as such, both options have the potential to have a positive impact on the character of the townscape by enhancing the setting of this designated heritage asset.									
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to	Option 1	+	+	+	Medium	Local	Long term	Secondary economic impacts through the creation of jobs in the construction process.	
	Option 2	+	+	+	Medium	Local	Long term		

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
provide a powerful contribution to regional growth	Whilst Core Strategy policy SL3 does not envisage that the LCCC area will be a major focus for employment development, both options would provide support for two of Trafford's principal tourism attractions and, as such, have the potential to have some positive impact on Trafford's economic performance.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would result in development being directed to an accessible location within the urban area and in close proximity to Old Trafford Priority Regeneration Area. Whilst Core Strategy policy SL3 does not envisage that the LCCC area will be a major focus for employment development, development in this location could create some employment and training opportunities associated with the tourism offer of the area. As such, both options have the potential to have some positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Option 1	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	Option 2	++	++	++	Medium	Borough wide	Long term		
	Both boundary options would incorporate the LCCC stadium into the Strategic Location and the Strategic Location is also located in close proximity to the Manchester United's football ground. These stadiums are major tourist attractions for Trafford and both options have the potential to enhance the image of the surrounding area which could have a positive impact on the image of Trafford as a tourism destination.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Both options would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres. Both options would include a large out-of-centre supermarket development within the Strategic Location boundary and Manchester city centre would be easily accessible from the Strategic Location via the Chester Road Quality Bus Corridor or Metrolink. As such, both boundary options are unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither of the proposed options is likely to have a significant impact on the social or the environmental performance of the economy. As such, neither option is likely to have a significant impact on the objective.								
Sustainability Summary									

LCCC Strategic Location Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Both of the proposed boundary options would have a major positive impact on a wide range of sustainability objectives. Both options would result in development being directed to a location that is well served by public transport and which is within convenient walking distance of a range of services and facilities. Each option therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities. Other social objectives that both options would have a positive impact on include those that relate to crime; poverty and social exclusion; health; and education and skills.</p> <p>Both options would have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would be more likely to deliver a greater quantum of development, there is a higher level of certainty that this option would have a major positive impact on the objective. The wider boundary proposed by Option 2 would result in a number of neglected buildings being included within the Strategic Location, such as those on the northern part of Warwick Road. As such, Option 2 has the potential to result in improvements to a number of neglected buildings and could therefore have a positive impact on the objective relating to neighbourhood quality.</p> <p>Both options would result in development being directed to an area that comprises principally of previously developed land and both options would also enhance the setting of Trafford Town Hall. Accordingly, both options would have a positive impact on the objectives that relate to conserving land resources and enhancing townscape character. In addition, both options would direct development to a location that is within Flood Zone 1 and both could therefore have a positive impact on the objective of reducing the effects of climate change. Both options would direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. Both options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production. Option 2 could also result in a greater quantum of development being delivered and therefore has a greater potential to have a negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>Both options would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. Whilst Core Strategy policy SL3 does not envisage that the LCCC area will be a major focus for employment development, development in this area could enhance the tourism offer of Trafford and would have the potential to generate some employment opportunities. As such, each of the proposed boundary options would have some positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities; and a major positive impact on the objective of enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	B&Q Site, Great Stone Road		
Site Reference	CFS12-1240-142		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.94 ha

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the LCCC Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that housing in the LCCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within 250m of a bus stop, less than 800m from Old Trafford Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is located in close proximity to on-road cycle routes on Talbot Road and proposed cycle routes that will form part of the Strategic Active Travel Network. The site is also less than 250m from a bus stop, within 800m from Old Trafford Metrolink station and within walking distance of a neighbourhood centre. Each of the proposed uses therefore have the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in close proximity to a Priority Regeneration Area. As such, the proposed use of the site for housing could help support the regeneration of this area and have a positive impact on the objective. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area. Both of these uses therefore also have the potential to contribute towards reducing poverty and social exclusion.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on this objective by helping to address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and could therefore also have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of a Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site, including a primary school and a local centre, and the site is within 250m of a bus stop and less than 800m from a Metrolink station. In addition, it is recognised that the existing use of the site for retail purposes is likely to generate a significant number of vehicle movements. As such, the impact of each of the proposed uses on the objective is uncertain.								
E2. Protect, enhance and restore open space,	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards
	Employment	0	+	+	Low	Local	Long term		

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
biodiversity, flora and fauna, geological and geomorphological features	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, or area of semi-natural greenspace. The southern tip of the site is within 300m of a wildlife corridor. The site is however separated from this wildlife corridor by a tram line and existing built development. The use of the site for housing, employment or mixed-use development is therefore unlikely to have a significant impact on these assets. The site is within 300m of existing areas of greenspace and each of the proposed uses has the potential to contribute towards the enhancement of existing open space or wildlife habitat within 300m of the development. Each of the uses could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could provide some opportunities to reduce flood risk elsewhere. As such, each of the proposed uses has the potential to have a positive effect on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is not included in the NLUD sites database nor is it identified as a potential area of contaminated land by the Trafford Contaminated Land Prioritisation mapping. Each of the proposed uses of the site is therefore unlikely to result in the treatment of contaminated land and, as such, is unlikely to have a significant effect on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would for housing, employment or mixed use development would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, the each of the proposed uses are unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The site is partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate some traffic. Nevertheless, it is uncertain whether any of the proposed uses would generate more traffic than the existing retail use of the site. In addition, the site is in a sustainable location that is within 250m of a bus stop, less than 800m from a Metrolink station and within convenient walking distance of a range of local services and facilities. It is therefore considered that each of the proposed uses would have an uncertain impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Longford Park Conservation Areas is located to the south west of the site but is separated from it by existing built development and the Metrolink line. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is however separated from the site by Lancashire County Cricket Ground and, as such, the proposed use of the site housing, employment or mixed use development is unlikely to have a significant impact on the setting of any designated heritage assets. Consequently, the proposed use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is in close proximity to a Priority Regeneration Area and linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity.	
	Mixed Use	0	+	+	Low	Local	Long term		
The site is located in close proximity to the Old Trafford regeneration area and is within the LCCC Strategic Location which are both identified in Core Strategy policy R6 as key areas where appropriate proposal to support the culture and tourism offer will be supported. The site is immediately adjacent to Lancashire County Cricket Ground which is a major tourism destination. The proposed use of the site for employment or mixed use development would have the potential to support these tourism destinations and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. It is therefore considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

B&Q Site, Great Stone Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
performance of the economy	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									
<p>The proposed use of the B&Q site on Great Stone Road for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in close proximity to a Priority Regeneration Area. It would therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses could also have a positive impact on the objectives relating to education and skills; and crime. However, as the site is less than 200m from a major source of noise pollution, each use would have the potential to have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing contributions to climate change. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic. It is however uncertain whether the any of the proposed uses would generate more traffic than the existing retail use of the site and, as such, each of the proposed uses would have an uncertain impact on objectives relating to air quality and reducing the effects of traffic on the environment.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development could have a major positive effect on the objective of reducing economic disparities and some positive effect on the objectives relating to enhancing Trafford's image as a tourism destination and enhancing Trafford's economic performance.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land to the south of White City Retail Park, Old Trafford		
Site Reference	SHLAA 1504		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.63 ha

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the LCCC Strategic Location and in the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that housing in the LCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has previously been identified as being suitable for residential development by the SHLAA and, as such, the proposed use of the site for employment development would lead to the loss of a previously identified residential site. The use of the site for employment development could therefore have a major negative impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is located in close proximity to on-road cycle routes on Talbot Road and proposed cycle routes that will form part of the Strategic Active Travel Network. It is also less than 400m from a Quality Bus Corridor, within 800m of Trafford Bar and Old Trafford Metrolink stations and walking distance from of a neighbourhood centre on Seymour Grove/Talbot Road. Each of the proposed uses therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing would result in the provision of residential development in a Priority Regeneration Area and could make a contribution to the regeneration of the area and have a major positive impact on the objective. The use of the site for employment or mixed use development would result in the provision of employment opportunities within a Priority Regeneration Area which would have the potential to reduce poverty and social exclusion. The proposed use of the site for employment or mixed use development would therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on this objective by helping to address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships within a Priority Regeneration Area and could therefore also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site and the site is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses are unlikely to generate a significant amount of traffic and are therefore unlikely to have any significant impact on the objective.								

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is not within 300m of a SSSI, SBI, wildlife corridor or an area of semi-natural greenspace and each of the proposed uses of the site are unlikely to have a significant impact on any of these designated natural assets. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed uses of the site are unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and would therefore have a negative impact on the objective.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is at a low risk of surface water flooding. It is therefore considered to be at a low risk of flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site may offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses could have a major positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site comprises of an area of previously developed land but it is not an NLUD site nor is it listed as a potential area of risk on the Trafford Contaminated Land Prioritisation Mapping. Each of the proposed uses are not therefore likely to result in the significant reclamation of contaminated land and are therefore unlikely to have a significant effect on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would for housing, employment or mixed use development would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, the each of the proposed uses is unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
	Each of the proposed uses of the site has the potential to generate some additional traffic. Nevertheless, the site is not within 200m of an AQMA and is less than 400m from Chester Road, which is a Quality Bus Corridor, and there are a number of facilities within walking distance of the site. The site is also within 800m of two Metrolink stations and adjacent to an on-road cycle route. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that each of the proposed uses are unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a Conservation Area. The nearest listed building to the site is Trafford Town Hall, which is a grade II listed building. Nevertheless, this building is in approximately 150m from the site and is separated from it by medium-rise office development. As such, the proposed use of the site housing, employment or mixed use development is unlikely to have a significant impact on the setting of any designated heritage assets. Consequently, the proposed use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a Priority Regeneration Area. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity.	
	Mixed Use	0	+	+	Low	Local	Long term		
The site is in the Old Trafford regeneration area and is within the LCCC Strategic Location which are both identified in Core Strategy policy R6 as key areas where appropriate proposal to support the culture and tourism offer will be supported. The site is located in close proximity to the Lancashire County Cricket Ground which is a major tourism destination. The proposed use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in close proximity to any of Trafford's town centres and Manchester City Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.									
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		

Land to the south of White City Retail Park, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the land to the south of White City Retail Park for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in a Priority Regeneration Area. It would therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Each of the uses could also have a major positive impact on the objectives relating to education and skills; and some positive effect on the objective of reducing crime and fear of crime. However, as the site is less than 200m from a major source of noise pollution, each use would have the potential to have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a major positive effect on the objective relating to reducing the impacts of climate change; and some positive impact on the objective of reducing contributions to climate change. However, each of the proposed uses has the potential to have a negative impact on the objective that relates to open space and biodiversity and would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment development could have a major negative impact on this objective by virtue of the fact that it would result in the loss of a previously identified housing site. Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development could have a major positive effect on the objective of reducing economic disparities and some positive effect on the objectives relating to enhancing Trafford's image as a tourism destination and enhancing Trafford's economic performance.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	LCCC Strategic Location		
Site Reference	SHLAA 1601		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	7.06 ha

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	--	--	--	Medium	Borough wide	Long term		
	Mixed Use	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the LCCC Strategic Location and on a site that is partly within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that housing in the LCCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The use of the site for employment development would result in the loss of a site that been identified by the SHLAA as being suitable for housing. As such, the use of the site for employment would lead to the loss of a previously identified residential site and could therefore have a major negative impact on the objective.</p>									
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		
<p>The site is within 250m of a bus stop, less than 800m from Old Trafford Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a good level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>									

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is located in close proximity to on-road cycle routes on Talbot Road and proposed cycle routes that will form part of the Strategic Active Travel Network. The site is also less than 250m from a bus stop and within 800m from Old Trafford Metrolink station and within walking distance of a neighbourhood centre. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is partly within Old Trafford Priority Regeneration Area and the use of the site for housing could therefore support the regeneration of a Priority Regeneration Area and have a major positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development could result in the creation of employment opportunities within a Priority Regeneration Area and could therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	++	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could help address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships in a location that is partly within a Priority Regeneration Area. As such, this use could also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is within 200m of a Metrolink line and Talbot Road both of which have been identified by Defra as major sources of noise. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	There are however a number of facilities within convenient walking distance of the site and the site is also within 250m of a bus stop and less than 800m from a Metrolink station. As such, the proposed use has of for housing, employment or mixed use development has the potential to encourage the use of public transport. Nevertheless, given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses of the site would inevitably generate a degree of traffic and the site is located in close proximity to other major generators of travel, including a football stadium, supermarket, retail park, employment uses and a college. As such, it is considered that each of the proposed uses has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport.								
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing	++	++	++	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	++	++	++	Low	Local	Long term		

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
fauna, geological and geomorphological features	The site is not within 300m of a SSSI, SBI, or area of semi-natural greenspace. The southern tip of the site is within 300m of a wildlife corridor. The site is however separated from this wildlife corridor by a tram line and existing built development. The proposed use of the site for housing, employment or mixed-use development is therefore unlikely to have a significant impact on these assets. The site is within 300m of existing greenspace and the use of the site for housing, employment or mixed use development has the potential to have a positive impact on the objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. The site is in an area that is identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and is of a scale where an on-site open space contribution is likely to be required by the Planning Obligations SPD if the proposed site was to be developed for housing or mixed use development incorporating a residential element. The proposed use of the site for housing or mixed use development therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any development delivered on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	+	+	+	Medium	Local	Long term		
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
The site is entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site adjoins other areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment could provide some opportunities to reduce flood risk elsewhere through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contamination	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not included in the NLUD sites database nor is it identified as potentially contaminated land by the Trafford Contaminated Land Prioritisation mapping. The use of the site for housing, employment or mixed-use development would therefore be unlikely to result in the treatment of contaminated land and, as such, is unlikely to have a significant effect on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would for housing, employment or mixed use development would not result in the remediation of an NLUD site or a site which has been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being contaminated. In addition, the site is in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	Housing	--	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	--	--	--	Low	Local	Long term		
	Mixed Use	--	--	--	Low	Local	Long term		
	Although the site is located within close proximity of a Metrolink station and a Quality Bus Corridor, it is also partly within an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a major negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Longford Park Conservation Areas is located to the south west of the site but is separated from it by existing built development and the Metrolink. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is situated on the opposite side of Talbot Road to the site and it is considered that the proposed use of the site housing, employment or mixed use development is unlikely to have a significant impact on the setting of this designated heritage asset. The proposed use of the site is therefore unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	Employment	+	+	+	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	+	+	+	Medium	More than local	Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use of the site for employment or mixed use development would however have the potential to meet the objectives set out in Core Strategy policy W1.11 and could therefore have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is partly within a Priority Regeneration Area and which is linked to it by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary economic impacts	
	Employment	+	+	+	Low	Borough wide	Long term		
	Mixed Use	+	+	+	Low	Borough wide	Long term		
The site contains Lancashire County Cricket Ground which is a major tourism destination in Trafford. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and could have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

LCCC Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and given the ease of access from the site to the Regional Centre, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. The use of the site for employment purposes is therefore also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within the LCCC Strategic Location and on a site that is partly within the Old Trafford Priority Regeneration Area. Each of the proposed uses therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Each of the uses would also have a major positive impact on the objectives relating to education and skills; and some positive effect on the objective of reducing crime and fear of crime. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; reducing the impacts of climate change; and reducing contributions to climate change. However, notwithstanding the fact that the site is located in close proximity to public transport services, each of the proposed uses could generate additional traffic and have some negative impact on the objectives that relate to air quality and the effects of traffic on the environment. Each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment purposes would have a major negative effect on this objective due to this option resulting in the loss of a previously identified residential site.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a positive impact on the objective relating to enhancing Trafford's economic performance. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Site Address	Old Trafford Cricket Ground and adjoining land		
Site Reference	CFS07-1057-62		
Proposed Use	Stadium and ancillary facilities, residential, retail, leisure and a hotel	Site Area	7.06 ha

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the LCCC Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that housing in the LCCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 250m of a bus stop, less than 800m from Old Trafford Metrolink station and within 20 minutes travel time of essential services by public transport.. As such, the proposed use of the site could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in close proximity to on-road cycle routes on Talbot Road and proposed cycle routes that will form part of the Strategic Active Travel Network. The site is also less than 250m from a bus stop and within 800m from Old Trafford Metrolink station and within walking distance of a neighbourhood centre. The proposed use of the site could therefore significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is adjacent to a range of different uses and any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	Many of the uses proposed would generate some employment opportunities in a location that is adjacent to Old Trafford Priority Regeneration Area. As such, the proposed use of the site could have some positive impact on reducing poverty and social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		
	The proposed use of the site would result in the provision of education and community uses and would have the potential to have some positive impact on community identity and welfare.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The residential element of the proposed use of the site could therefore have a positive impact on this objective by helping to address this surplus capacity through creating demand for places at the school and would support the long term future of the school.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of a Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to a source of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that many of the proposed uses are not normally considered to be a noise-sensitive use.							

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
The site is within 250m of a bus stop and is less than 800m from a Metrolink station. In addition, a number of the proposed uses are existing uses and the allocation of these would be unlikely to generate any additional traffic. A number of the other proposed uses, such as the hotel, residential development and retail/leisure facilities, would however generate additional traffic and the site is located in relatively close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The proposed use of the site could therefore have some negative impact on congestion.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
The site is not within 300m of a SSSI, SBI, or area of semi-natural greenspace. The southern tip of the site is within 300m of a wildlife corridor. The site is however separated from this wildlife corridor by a tram line and existing built development. The proposed use of the site is therefore unlikely to have a significant impact on any designated natural assets. The site is within 300m of existing greenspace and the proposed use of the site has the potential to have a positive impact on the objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. The proposed use of the site could therefore have a positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any development delivered on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
The site is almost entirely within Flood Zone 1 but parts of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The proposed use of the site may provide some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site has the potential to have a positive impact on the objective.								

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site is not an NLUD site nor is it identified as an area of potentially contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site would not therefore result in the treatment of contaminated land and it is therefore unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the remediation of an NLUD site or any potentially contaminated land identified by the Trafford Contaminated Land Prioritisation Mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, the proposed use of the site is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is within 250m of a bus stop and is less than 800m from a Metrolink station. In addition, a number of the proposed uses are existing uses and the allocation of these would be unlikely to generate any additional traffic. A number of the other proposed uses, such as the hotel, residential development and retail/leisure facilities, would however generate additional traffic and the site is located within the buffer of an AQMA. The proposed use of the site could therefore generate some additional traffic in an AQMA and, as a result, has the potential to have a negative impact on congestion.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	Longford Park Conservation Areas is located to the south west of the site but is separated from it by existing built development and the Metrolink. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is situated on the opposite side of Talbot Road and its setting is already heavily influenced by modern development both within the site itself and to the east on Warwick Road. As such, it is considered that the proposed use of the site is unlikely to have a significant impact on the setting of this designated heritage asset. The proposed use of the site is therefore unlikely to have a significant impact on this objective.							

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Low	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed allocation of the site would result in some employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11 and could therefore have a positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The proposed use of the site has the potential to result in the provision of employment and training opportunities in a location that is adjacent to a Priority Regeneration Area and which is linked to this area by a high frequency public transport system. The proposed use of the site could therefore have a major positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	++	++	++	Medium	More than local	Long term	Secondary impacts on prosperity and job creation	
	The site contains the Lancashire County Cricket Ground and the proposed use of the site would protect the existing stadium and provide support for ancillary development to support the function of this major tourism destination. The proposed use of the site could therefore have a major positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	?	?	?	Low	More than local	Long term		
	The site is not within a town or district centre. The proposed use of the site would result in a number of town centre uses being directed to an out of centre location, including retail and a hotel. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, any such provision is likely to be ancillary to the LCCC stadium and, as such, it is uncertain whether the proposed use of the site would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
Sustainability Summary								

Old Trafford Cricket Ground and adjoining land								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Strategic Location and in close proximity to a Priority Regeneration Area. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. The proposed use could also have a major positive impact on the objective relating to education and skills and achieving a better balance and mix in the housing market; and some positive effect on the objectives that relate to community welfare and crime.</p> <p>The proposed use of the site could have a positive impact on the environmental impacts that relate to biodiversity; reducing the impacts of climate change and reducing contributions to climate change. The proposed use of the site could also create employment opportunities in a location that is adjacent to a Priority Regeneration Area and could support the function of a major tourism destination. As such, the proposed use of the site could have a major positive impact on the economic objectives of enhancing Trafford's image as a tourism destination and reducing economic disparities; and some positive impact on the objective of enhancing Trafford's economic performance.</p> <p>The proposed use of the site could however have a negative or uncertain impact on a number of objectives. As the site is less than 200m from a major source of noise pollution, the proposed use of the site would have the potential to have a negative impact on the objective relating to health. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the proposed use of the site could generate additional traffic. As such, the proposed use of the site could have a negative impact on objectives relating to air quality and reducing the effects of traffic on the environment.</p> <p>The proposed use of the site would have an uncertain impact on the objective of enhancing Trafford's town centres due to the potential for it to incorporate a number of town centre uses in an out of centre location. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

LAN1 – LCCC Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The policy provides support for the residential development for approximately 400 units spread across the LCCC Quarter, including the provision of affordable housing. There will be a range of 2, 3 and 4 bed dwellings provided in well designed buildings with approximately two thirds of units suitable for families. As such, the policy has the potential to have a positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The site is well served by public transport and is immediately adjacent to a Metrolink station and a Quality Bus Corridor. There is also a range of services and facilities within convenient walking distance of the area. The policy provides for the creation of a strategic processional route, which will improve access to public transport and provide improvements to active travel infrastructure. As a result, the policy would direct development to an accessible location within the urban area and could therefore have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term		
	The policy would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities within convenient walking distance. The policy provides for the creation of a strategic processional route, which will improve access to public transport and provide improvements to active travel infrastructure. The policy could therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

LAN1 – LCCC Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy could create employment opportunities through providing support for the provision of retail, commercial leisure and community facilities. As such, it has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		
	The policy provides support for the provision of a range of community facilities and could therefore have some positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	+	+	+	Low	Local	Long term		
	The proposed boundary would result in the provision of employment development within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term		
	The policy requires the provision of approximately 1 hectare of new open space / green infrastructure and encourages the enhancement of existing formal open spaces at Gorse Hill Park and Trafford Town Hall Sunken Gardens. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space. Consequently, the policy has the potential to have a positive impact on the objective by providing support for participation in recreation, walking and cycling. However, there is not a high level of certainty about this impact as the retention of open spaces does not guarantee that people will choose to participate in sport or recreation.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to result in the improvement of any neglected sites and, as such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities within walking distance of the site. Nevertheless, the development proposed by the policy, particularly the proposed development of approximately 400 residential units, would inevitably generate some additional traffic. As such, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space,	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	

LAN1 – LCCC Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
biodiversity, flora and fauna, geological and geomorphological features	The development areas are not in particularly close proximity to any designated natural assets and the policy is therefore unlikely to have a significant impact on these features. The policy would direct development to a location that comprises predominantly of previously developed land. The policy requires the provision of a new open space / green infrastructure and this could have some positive effect on the elements of the objective that relate to biodiversity, flora and fauna and the sub-objective of enhancing habitat diversity, particularly as the site is within an area that was identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is well-served by public transport, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
	The policy would direct development to a location that is within Flood Zone 1. Consequently, and although the pockets of the area are considered to be susceptible to surface water flooding, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long term		
	The policy would direct development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium risk contaminated land. The policy therefore has the potential to have a positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated. None of these sites are however within 250m of a watercourse. Consequently, the policy is unlikely to have a significant impact on the objective.							

LAN1 – LCCC Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, both Chester Road and Talbot Road are designated as AQMAs and the policy would result in development being directed to this area. The development proposed by the policy, particularly the approximately 400 residential units, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The policy would promote development in the vicinity of the grade II listed Trafford Town Hall. Core Strategy policy SL3 requires development in the LCCC Strategic Location to preserve and enhance the setting of Trafford Town Hall and, as such, the policy has the potential to have a positive impact on the character of the townscape by enhancing the setting of this designated heritage asset.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Secondary impacts on job creation and prosperity.	
	Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the provision of some commercial uses and therefore has the potential to create some employment opportunities. As such, the policy has the potential to have a positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to an accessible location within the urban area and in close proximity to Old Trafford Priority Regeneration Area. Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the provision of some commercial uses and therefore has the potential to create some employment and training opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism	+	+	+	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	

LAN1 – LCCC Strategic Location								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
destination	The policy could enhance the setting of the LCCC stadium, which is a major tourist asset. The policy therefore has the potential to have some positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres and Manchester city centre is easily accessible from the area via the Chester Road Quality Bus Corridor or the Metrolink. The Strategic Location is in an out of centre location policy does allow for the provision of a number of main town centre uses, including retail and commercial leisure. The policy does however specify that such uses will only be permitted where they are intended to serve the needs of the communities living within the Strategic Location. The policy is therefore unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. It would result in the provision of housing and commercial development in a location that is well served by public transport and within walking distance of a range of community facilities. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Through leading to the provision of approximately 400 residential units, the policy could also have some positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; health; qualifications and skills; and community identity and welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to enhance the setting of Trafford Town Hall. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and enhancing townscape character. In addition, the policy would direct development to a location that is within Flood Zone 1 and could therefore have a positive impact on the objective of reducing the effects of climate change. In addition, through resulting in the provision of open space/green infrastructure in a location that has been identified as being deficient in greenspace, the policy could have some positive impact on the objective that relates to open space and biodiversity. The policy would however direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. It would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and has the potential to have a negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy provides support for the development of a range of commercial uses and has the potential to generate additional employment opportunities. As such, the policy could have some positive impact on the objectives relating to enhancing Trafford's economic performance; reducing disparities; and enhancing Trafford's image as a tourism destination.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

LAN2 – LCCC Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
	The policy provides support for the residential development on sites fronting on to Talbot Road and Great Stone Road and includes a series of strict criteria to ensure that any housing provides its occupants with an adequate level of amenity. As such, the policy has the potential to have a positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The site is well served by public transport and is immediately adjacent to a Metrolink station and a Quality Bus Corridor. There is also a range of services and facilities within convenient walking distance of the area. As a result, the policy would direct development to an accessible location within the urban area and would therefore have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term		
	The policy would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities within convenient walking distance. In addition, the policy requires any expansion of the LCCC Stadium to put in place the public transport, cycle way, footpath and highway improvements necessary to properly service the development. The policy would therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy could create employment opportunities through providing support for the creation of visitor facilities within the LCCC Stadium Area. As such, it has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of	+	+	+	Medium	Local	Long term		

LAN2 – LCCC Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the creation of a range of visitor facilities and services. Whilst these facilities will be primarily targeted towards visitors to the area, they would be available for use by local residents and the proposed policy could therefore have some positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although there may be some training opportunities created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon health and, as such, it is unlikely to have a significant impact on the objective							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to result in the improvement of any neglected sites and, as such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is well served by public transport and where there are a number of services and facilities within walking distance of the site. The policy does include measures to try to limit the amount of traffic generated by new development, such as limiting the amount of car parking that would be created. Nevertheless, the development proposed by the policy, particularly the expansion of the cricket stadium and the residential development, would inevitably generate some additional traffic. As such, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The LCCC Stadium Area is not in particularly close proximity to any designated natural assets and is therefore unlikely to have a significant impact on these features. The policy would direct development to a location that comprises predominantly of previously developed land. The policy is unlikely to result in a loss of open space but it is also unlikely to result in the creation of new or extension of existing open space. It is therefore unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5

LAN2 – LCCC Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is well-served by public transport and would seek to limit the provision of parking spaces, it would also promote the delivery of visitor facilities and residential development which could result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
	The policy would direct development to a location that is within Flood Zone 1. Consequently, and although the pockets of the area are considered to be susceptible to surface water flooding, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long term		
	The policy would direct development to a location that comprises predominantly of previously developed land. Although none of the sites within the area are identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being contaminated, the policy would have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The policy would not result in the remediation of any sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and it would not result in development taking place within 250m of a watercourse. Consequently, it is unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, Talbot Road is designated as an AQMA and the policy would result in development being directed to this area. Whilst the policy includes measures to limit travel by private car, the development proposed by the policy has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this impact due to the fact that the site is well served by public transport and well-connected to local services and facilities and also because a detailed air quality management assessment has not been undertaken.							

LAN2 – LCCC Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The policy would promote development in the vicinity of the grade II listed Trafford Town Hall. Core Strategy policy SL3 requires development in the LCCC Strategic Location to preserve and enhance the setting of Trafford Town Hall and, as such, the policy has the potential to have a positive impact on the character of the townscape by enhancing the setting of this designated heritage asset.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term		
	Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the expansion of the stadium and could create some employment. As such, the policy has the potential to have some positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to an accessible location within the urban area and in close proximity to Old Trafford Priority Regeneration Area. Whilst the policy does not seek to direct significant amounts of employment development to the area, the expansion of the stadium and the creation of visitor facilities could create some employment and training opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The policy provides support for development that significantly expands the spectator capacity of the LCCC stadium and encourages the development of a range of visitor facilities. The policy therefore has the potential to enhance the role of this important tourist facility and could therefore have a major positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres and Manchester city centre is easily accessible from the area via the Chester Road Quality Bus Corridor or the Metrolink. The policy does allow for a number of town centre uses in an out of centre location. However, the policy specifies that these facilities will only be permitted where they are to support the operation of the stadium. Consequently, the policy is unlikely to have a significant impact on the objective.							
EC5. Improve the social	0	0	0	Medium	N/A	N/A		

LAN2 – LCCC Stadium Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. It would result in development being directed to a location that is well served by public transport and which is within convenient walking distance of a range of services and facilities and therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Other social options that the policy would have a positive impact on include those that relate to achieving a better balance and mix in the housing market; crime; poverty and social exclusion; and community identity.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to enhance the setting of Trafford Town Hall. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and enhancing townscape character. In addition, the policy would direct development to a location that is within Flood Zone 1 and could therefore have a positive impact on the objective of reducing the effects of climate change. The policy would however direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. It would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and has the potential to have a negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>The policy would result in development being directed to an accessible location within the urban area which is in close proximity to Old Trafford Priority Regeneration Area. The policy provides support for development that significantly expands the spectator capacity of the LCCC stadium and encourages the development of a range of visitor facilities and therefore has the potential to support this major tourist attraction and generate a number of employment opportunities. As such, the policy would have some positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities; and a major positive impact on the objective of enhancing Trafford's image as a tourism destination.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Appendix D

Trafford Centre Rectangle Strategic Location

TCR1: Trafford Centre Rectangle Strategic Location Boundary	
Option 1	Retain previous UDP Boundary
Option 2	Extend boundary to include additional land adjacent to Junction 9 of the M60

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Option 1	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Option 2	++	++	++	Medium	Borough wide	Long term		
	Both options would support the granting of planning permission for a mix of uses, including residential, in accordance with Core Strategy Policy SL4. Core Strategy policy SL4 states that two thirds of the housing to be provided should be made up of family accommodation and that affordable housing should be provided for in line with L2. Both options therefore have the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).								
S2. Improve accessibility for all to essential services and facilities	Option 1	+	+	+	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would support the granting of planning permission for a mix of uses to serve the proposed residential community at Trafford Quays, including leisure and community facilities. In addition, Core Strategy Policy SL4 states that in order for development in this location to be acceptable then significant improvements are required to public transport, including an integrated frequent public transport system. Both options would therefore have a positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	+	+	+	Medium	More than local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	Need to ensure that public transport offers a viable alternative to the private car.
	Option 2	+	+	+	Medium		Long term		

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Both options would result in development being directed to a location that is located in close proximity to the motorway network and which has the potential to result in a car dependent development. However, both options would also result in development taking place in close proximity to a major bus station and would support the delivery of a quantum of development that would improve the viability of public transport services by increasing their patronage and extending their hours of operation. The policy that defines the boundary of the Strategic Location also makes reference to supporting the provision of the Trafford Park Metrolink Extension through the Trafford Centre Rectangle including the provision of new Metrolink Stations. The policy also states that new development that generates a significant number of trips should be located close to proposed Metrolink stations and should be designed in a way that allows easy access to them. As such, both options would have the potential to have some positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Option 1	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Option 2	++	++	++	Low	Local	Long term		
	Under both options new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, both options would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would have the potential to direct a large number of new jobs to a location that is in relatively close proximity to areas of deprivation. As such, both options have the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families. The degree of impact on poverty and social exclusion will depend to an extent on the degree to which public transport links to these areas are improved								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would support the delivery of ancillary community leisure and education facilities which could assist with the development of a cohesive community.								
S7. Improve qualifications and skills of the resident population	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both boundary options would result in the provision of employment development taking place in relatively close proximity to identified Regeneration Areas. Both options therefore have the potential to generate apprenticeships and could have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Option 1	+	+	+	Low	More than local	Long term	Secondary impacts on quality of life.	
	Option 2	+	+	+	Low		Long term		

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Both options would have the potential to support the delivery of new community facilities, such as new health services, which could possibly serve the wider Trafford Park community in addition to the new residents of Trafford Quays. In addition, development areas within the Strategic Location will provide for new open space / green infrastructure and incorporate play areas and sports facilities. Consequently, both options could have a positive impact on the objective by providing support for participation in sport and recreation. However, there is not a high level of certainty about this impact as the retention of open spaces does not guarantee that people will choose to participate in sport or recreation.								
S9. Protect and improve local neighbourhood quality	Option 1	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both boundary options could result in the improvement of the appearance of a number of neglected sites that detract from local neighbourhood quality. The policy also requires that development preserves and enhances the existing canalside walkways. Both options could therefore have some positive effect on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Option 1	-	-	-	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Option 2	-	-	-	Low		Long term		
	Both boundary options would direct development to a location that is in close proximity to a major bus station and the quantum of development proposed should improve the viability of public transport services by increasing their patronage and extending their hours of operation. The policy that defines the boundary of the Strategic Location also makes reference to supporting the provision of the Trafford Park Metrolink Extension through the Trafford Centre Rectangle including the provision of new Metrolink Stations. The policy also states that new development that generates a significant number of trips should be located close to proposed Metrolink stations and should be designed in a way that allows easy access to them. Nevertheless, both options would direct development to a location that is in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater and the quantum of development proposed would inevitably generate additional traffic. As such, both options have the potential to have some negative impact on the objective. There is however only a low level of certainty about this impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Option 2	?	?	?	Low	Local	Long term		

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
morphological features	Directing development to the area defined by either of the proposed Trafford Centre Rectangle Strategic Location boundaries would lead to a significant amount of development taking place adjacent to designated wildlife corridors. The proposed development of the site could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, new development within the area will provide for a neighbourhood park within the Strategic Location (TCR2) and could have a positive impact on the element of the objective that relates to open space and its sub-objectives of ensuring residents have access to high quality open space. The policy that accompanies the Strategic Location boundary also requires the provision of green infrastructure elsewhere in the Trafford Centre Rectangle Location and this could have some positive effect on the elements of the objective that relate to biodiversity, flora and fauna and the sub-objective of enhancing habitat diversity. As such, both boundary options would have an uncertain impact on this objective overall.								
E3. Reduce contributions to climate change	Option 1	?	?	?	Low	Borough wide	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5 Secure enhancements to public transport services.
	Option 2	?	?	?	Low	Borough wide	Long term		
Under both options new development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, the quantum of development that take place within the proposed boundaries has the potential to result in some additional vehicular traffic and associated emissions. Both options would support the delivery of open space and community facilities which could reduce the likelihood of the proposed local community having to travel if they want to access these facilities, which could have an effect on greenhouse gas emissions. As such, both boundary options would have an uncertain impact on this objective overall.									
E4. Reduce impact of climate change	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Option 2	-	-	-	Medium	Local	Long term		
The land within the proposed Trafford Centre Rectangle Strategic Location boundary is predominantly within Flood Zone 1. Both boundary options do however include some areas that are within Flood Zones 2 and 3a and could result in some development taking place in these areas. Consequently, both options would have the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.									
The policy that defines the boundary of the Strategic Location states that the Council will grant planning permission for a mix of uses in accordance with Core Strategy Policy SL4. Policy SL4 states that a flood risk assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall. It is also specified that uses which are identified as being more vulnerable to flooding, such as residential, must be located outside of Flood Zone 3. As such, there is only a low level of certainty that the proposed boundary options would have a negative impact on the objective.									
E5. Reduce the	Option 1	?	?	?	Low	Local	Long term	Secondary impact on the	Use of the development management process

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental impacts of consumption and production	Option 2	?	?	?	Low	Local	Long term	need to identify landfill sites	to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Both options are likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	-	-	-	Medium	Local	Long term		Ensure new development is built to an appropriate density in order to minimise the need to release additional greenfield land.
	Option 2	-	-	-	Medium	Local	Long term		
	Both boundary options would direct development to a location that comprises predominantly of previously developed land. Both of the proposed Strategic Location boundary options would however result in development taking place at the Trafford Quays site which constitutes a large area of greenfield land. In addition, the proposed extended boundary (Option 2) would result in the loss of an additional area of greenfield land. As such, both options would have the potential to have some negative impact on the objective.								
E7. Protect and improve water quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Both options may result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites and which are a potential source of pollutants to the adjacent watercourses. By promoting the redevelopment of a number of previously developed sites, both of the proposed boundaries could also help improve the setting of the Bridgewater Canal. Consequently, both options have the potential to have a positive impact on the objective.								
E8. Protect and improve air quality	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	Option 2	-	-	-	Low	Local	Long term		Application of maximum car parking standards to encourage sustainable transport choices.
	Both options would focus development in an area that is in close proximity to a major bus station. Nevertheless, the quantum of development that would be delivered under both options would inevitably increase traffic and both options would result in development taking place in an area that has been identified as an AQMA. As such, both options are likely to have some negative impact on the objective. The degree of impact will depend on the extent to which public transport offers a viable alternative to the private car.								
E9. Protect and enhance the diversity and	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Ensure that the setting of designated heritage assets are protected
	Option 2	?	?	?	Low	Local	Long term		

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	Both boundary options would direct development to a location that is adjacent to the Barton upon Irwell conservation area, which contains a number of listed buildings including the Grade I listed Church of All Saints. Development in close proximity to these designated heritage assets could enhance the setting of these assets or conversely it could have some adverse impact on their setting and significance. As such, both options would have an uncertain impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	++	++	++	Medium	Borough wide	Long term	Secondary economic impacts through the creation of jobs in the construction process.	
	Option 2	++	++	++	Medium	Borough wide	Long term		
	Both boundary options would result in employment floorspace being provided in a prominent location that is well-served by public transport and which is in close proximity to key drivers of the regional economy, including Trafford Park. Both options therefore have the potential to make a significant contribution to Trafford's economic performance and the sub-objective of ensuring the supply of appropriate sites and premises that will respond to growth in key sectors.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Option 1	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	Option 2	++	++	++	Medium	Local	Long term		
	Both options would have the potential to direct a large number of new jobs to a location that is in relatively close proximity to areas of deprivation. As such, both options have the potential to have a significant positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families. The degree of impact on poverty and social exclusion will depend to an extent on the degree to which public transport links to these areas are improved								
EC3. Enhance Trafford's image as a tourism destination	Option 1	+	+	+	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	Option 2	+	+	+	Medium	Borough wide	Long term		
	Both of the proposed boundary option would direct development to a location where it could complement the existing visitor attractions that already exist within the Trafford Centre and the Trafford Sports Village. Both options could therefore have a positive impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Both of the potential boundaries for the Strategic Location are out of centre locations and would therefore result some town centre uses, including offices, being directed towards an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identified Trafford Centre Rectangle as a location where office development can be directed towards. Both options are therefore unlikely to have a significant impact on the objective.								

TCR1: Trafford Centre Rectangle Strategic Location Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither of the proposed options is likely to have a significant impact on the social or the environmental performance of the economy. As such, neither option is likely to have a significant impact on the objective.								
Sustainability Summary									
<p>The difference between the two boundary options is relatively minor and, as a result, both options would have a very similar impact on the sustainability objectives. Both of the options would have a major positive impact on a wide range of sustainability objectives. The key ones relate to enhancing Trafford's economic performance; improving the Borough's image as a tourism location; achieving a better balance and mix in the housing market; and improving local neighbourhood quality. Both options may also be a major positive effect on reducing disparities, and some positive impact on the objective relating to poverty and social exclusion. However, the extent to which this will be achieved will depend upon whether access to Trafford Centre Rectangle from these communities is enhanced, particularly by public transport.</p> <p>The proposals for the Strategic Location may however have a negative impact on a number of sustainability objectives. Both options would direct development to a location that is in close proximity to the motorway network and to roads that have been identified as experiencing congestion. Consequently, due to the quantum of development that would be delivered in this location, both options could have a negative or uncertain impact on the objectives that relate to congestion, air quality and contributions to climate change. Improving public transport access will be a key mitigation measure. There is also a need to undertake conservation surveys, particularly on the greenfield site, and a more detailed flood risk assessment before development takes place. This could help address the potential negative impacts from both of the options on the objectives relating to open space, biodiversity, flora and fauna and reducing the effects of climate change objectives.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Trafford Centre Rectangle site - Bridgewater Centre		
Site Reference	CFS07-1045-79; Employment Site 72121		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	3.76 ha

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other development on the	
	Employment	0	++	++	Medium	Local	Long term		

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Mixed Use	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for employment or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise identified by Defra. The site is within 1800m of a sports facility and, as such, the use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, due to the proximity of the site to public transport services, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.								
E2. Protect, enhance and	Housing	0	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
restore open space, biodiversity, flora and fauna, geological and geomorphological features	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards biodiversity/greenspace.
	Mixed Use	0	+	+	Low	Local	Long term		
The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and is also less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on these natural assets. Each of the proposed uses does however have the potential to have a positive impact on this objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.									
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
The site is partly within Flood Zone 2 and sections of the site are susceptible to surface water flooding. The site is therefore considered to be at a medium risk of flooding and its use for housing, employment or mixed use development could have the potential to increase flood risk elsewhere without the implementation of some flood risk management/mitigation measures. As such, each of the proposed uses of the site could have a negative impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially high risk contaminated land. As such, each of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in partly within an AQMA. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic, and associated vehicular emissions, it could generate. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets and is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	0	++	++	Medium	More than local	Long term		
	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development would therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									

Trafford Centre Rectangle site - Bridgewater Centre									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective relating to education and skills.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; and reducing contributions to climate change. Each of the proposed uses would also result in the remediation of a previously developed site that is known to be contaminated and, as such, each use would have the potential to have a major positive effect on the objective relating to land contamination and some positive impact on the objective of improving water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also partly within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic and have an impact on air quality. Consequently, each of the proposed uses has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. The site is at a medium risk of flooding and each of the proposed uses also has the potential to have some negative impact on the objective of reducing the impacts of climate change. In addition, each of the proposed uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have a positive impact on the objective relating to health. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective. The use of the site for employment or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development would have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Trafford Centre Rectangle Site - Canal Side Argos Depot		
Site Reference	CFS07-1045-81; Employment Site 72122		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	7.51 ha

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the	

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Use of the development management process to ensure development complies with Core Strategy policy L7.4								
The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for employment or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise identified by Defra. The site is within 1800m of a sports facility and, as such, the use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effect on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, due to the proximity of the site to public transport services, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.								
E2. Protect, enhance and	Housing	0	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
restore open space, biodiversity, flora and fauna, geological and geomorphological features	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards biodiversity/greenspace.
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and is also less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use for housing, employment or mixed use development is unlikely to have an adverse impact on these natural assets. Each of the proposed uses does however have the potential to have a positive impact on this objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially high risk contaminated land. As such, each of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a high risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. Each of the proposed uses could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network and is not located within an AQMA. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic, and associated vehicular emissions, it could generate. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	0	++	++	Medium	More than local	Long term		
	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development would therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies the Trafford Centre Rectangle as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Trafford Centre Rectangle Site - Canal Side Argos Depot									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective relating to education and skills.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use could have a positive effect on the objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. Each of the proposed uses would also result in the remediation of a previously developed site that is known to be contaminated and, as such, would have the potential to have a major positive effect on the objective relating to land contamination and some positive impact on the objective of improving water quality. However, notwithstanding the fact that the site is located in close proximity to public transport services, the use of the site for housing, employment or mixed use development would inevitably generate traffic and would have the potential to impact on air quality. Consequently, each of the proposed uses has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have a positive impact on the objective relating to health. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective. The use of the site for employment or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development would also have the potential to have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Container Base, Barton Dock Road		
Site Reference	Employment Site 72123		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	10.91 ha

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the	

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Use of the development management process to ensure development complies with Core Strategy policy L7.4								
The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment/commercial area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for employment or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Park Way (A5081) which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on the objective as employment development is not normally considered to be a noise sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effect on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, due to the proximity of the site to public transport services, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
fauna, geological and geomorphological features	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is less than 300m from a wildlife corridor. The site is however separated from both of this wildlife corridor by existing built development and, as such, the use for housing, employment or mixed use development is unlikely to have an adverse impact on these any designated natural asset. Each of the proposed uses does however have the potential to have a positive impact on this objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. As such, each of the proposed uses could have a positive impact on the objective.									

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a medium risk site. Part of the site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. Each of the proposed uses could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	--	--	Low	Local	Long term		
	Mixed Use	0	--	--	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The majority of the site is however within an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a significant negative impact on the objective due to the amount of traffic, and associated vehicular emissions, it could generate. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Borough wide	Long term		
	Mixed Use	0	++	++	Medium	Borough wide	Long term		

Trafford Centre Rectangle Site – Container Base, Barton Dock Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
growth	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss previously identified employment land within Trafford Park Core. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development would therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Low	N/A	N/A	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Employment	0	?	?	Low	More than local	Long term		
	Mixed Use	0	?	?	Low		Long term		
The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies the Trafford Centre Rectangle as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.									

Trafford Centre Rectangle Site – Container Base, Barton Dock Road

SA Objective	Use	Timescale			Nature of Effect			Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A	
	Employment	0	0	0	Medium	N/A	N/A	
	Mixed Use	0	0	0	Medium	N/A	N/A	
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								

Sustainability Summary

The proposed use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.

The use of the site for housing, employment or mixed use development could also have a positive effect on several environmental objectives. Specifically, each use could have a positive effect on the objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. Each of the proposed uses would also result in the remediation of a previously developed site that is known to be contaminated and, as such, would have the potential to have a positive effect on the objectives relating to land contamination and improving water quality. However, notwithstanding the fact that the site is located in close proximity to public transport services, the use of the site for housing, employment or mixed use development would inevitably generate traffic and the site is largely within an AQMA. Consequently, each of the proposed uses has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment.

By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective. The use of the site for employment or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.

The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development would also have the potential to have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Trafford Centre Rectangle Site - Kratos		
Site Reference	CFS07-1045-83; Employment Site 72094/00		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	3.57 ha

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development would have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve	Housing	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the	Secure contributions towards enhancing public transport services.
	Employment	0	+	+	Low	Local	Long term		

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
choice of travel mode and quality of life to all communities.	Mixed Use	0	+	+	Low	Local	Long term	maintenance and improvement of public transport services.	
	The site is less than 250m from a bus stop and is in close proximity to a proposed cycle route which will form part of the Strategic Active Travel Network. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or within 800m a train, bus or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for employment or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of Park Way (A5081) which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on the objective as employment development is not normally considered to be a noise sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is within 250m of a bus stop and is located in relatively close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink, railway or bus station. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate.								
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
fauna, geological and geomorphological features	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and is also less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use for housing, employment or mixed use development is unlikely to have an adverse impact on these natural assets. Each of the proposed uses does however have the potential to have a positive impact on this objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The site is located entirely within Flood Zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site for housing, employment or mixed use development could offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses of the site could have a major positive impact on the objective									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. As such, each of the proposed uses could have a positive impact on the objective.									
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on	

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity	
	Mixed Use	0	+	+	Low	Local	Long term		
<p>The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.</p>									
E8. Protect and improve air quality	Housing	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	--	--	Low	Local	Long term		
	Mixed Use	0	--	--	Low	Local	Long term		
<p>The site is almost entirely within an AQMA and is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink, railway or bus station. The development of the site for housing, employment or mixed use development would inevitably generate additional traffic. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a major negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.</p>									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets and the proposed use of the site is unlikely to have a significant impact on this objective.</p>									
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	More than local	Long term		

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	Mixed Use	0	++	++	Medium	More than local	Long term		
	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss previously identified employment land within Trafford Park Core. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development would therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									

Trafford Centre Rectangle Site - Kratos									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location. It would therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode; and education and skills. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to biodiversity; and reducing contributions to climate change. Each of the proposed uses would also result in the remediation of a previously developed site that is known to be contaminated and, as such, would have the potential to have a positive effect on the objectives relating to land contamination and water quality. However, notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic. Consequently, each of the proposed uses has the potential to have a major negative impact on the objective of protecting air quality and could have some negative impact on the objective of reducing the effects of traffic on the environment.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have a positive impact on the objective relating to health. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective. The use of the site for employment or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development would have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land at Junction 10 of M60		
Site Reference	CFS12-1249-146; Employment Site 80032		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	1.9 ha

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Medium	Local	Long term	Cumulative impact with on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	++	++	++	Medium	Local	Long term	Cumulative impact with on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.									
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	Mixed Use	++	++	++	High	Local	Long term		
The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.									
S3. Enhance transport infrastructure, improve	Housing	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the	
	Employment	++	++	++	Medium	Local	Long term		

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
choice of travel mode and quality of life to all communities.	Mixed Use	++	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. It is also within 800m of a local centre and a primary school. The proposed use of the site for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	--	--	--	Low	Local	Long term	Negative secondary impacts on quality of life	
	Employment	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Mixed Use	+	+	+	Low	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is not within a Priority Regeneration Area or a Regeneration Area. It is however in the urban area and is less than 800m of a major bus station. As such, the use of the site for housing would have the potential to have a positive impact on this objective. The use of the site for employment or mixed use development would have the potential to have a positive impact on the objective by resulting in the creation of employment opportunities in an accessible location in the urban area.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	+	+	+	Low	Local	Long term		

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
population	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is within 1800m of a sports facility and the proposed use of the site for housing or mixed use development therefore has the potential to support participation in sport and exercise, although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however located in close proximity to the M60 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	?	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. There are however a number of facilities within walking distance of the site and the site is less than 250m from a bus stop and within 800m of a major bus station. As such, the use has of for housing, employment or mixed use development has the potential to encourage the use of public transport as an alternative to the private car. It is therefore considered to be uncertain whether each of the proposed uses would have a negative impact on the objective.								

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure some biodiversity gains in the development through, for example, tree planting and the use of green roofs.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on the objective. The site is however further than 300m from an area of local open space and, given the size of the site, there are unlikely to be any opportunities to create open space on site. As such, each of the proposed uses could have a negative impact on the objective.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	The entire site is within Flood Zone 2 and parts of the site are considered to be susceptible to surface water flooding. The site is therefore considered to be at a medium risk of flooding and its use for housing, employment or mixed use development therefore has the potential to increase flood risk elsewhere and may require the implementation of some flood risk management/mitigation measures. Each of the proposed uses could therefore have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. As such, each of the proposed uses of the site could have a positive impact on the objective								
E7. Protect and improve water quality	Housing	+	+	+	Low	Local	Long term	Improved perceptions of the area.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. Each of the proposed uses could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	Although the site is located within close proximity of a major bus station, it is also within close proximity of an AQMA and the development of the site for housing, employment or mixed use development would inevitably generate some additional traffic. It is therefore considered that each of the proposed uses of the site would have an uncertain impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	The proposed use of the site for housing is a non-commercial use and the use of the site for housing would not result in the loss of employment land within Trafford Park Core. As such, it would be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
The site is located within the Trafford Centre Rectangle Strategic Location which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported. The site is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the Core Strategy identifies the Trafford Centre Rectangle as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. The use of the site for employment or mixed use development is therefore also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		

Land at Junction 10 of M60									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
performance of the economy	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									
<p>The proposed use of the land at Junction 10 of the M60 for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location and could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective of reducing poverty and social exclusion. Each of the uses would also have a positive impact on the objectives relating to education and skills. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing contributions to climate change; land contamination; and water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate some traffic. Consequently, each of the proposed uses would have an uncertain impact on objectives relating to reducing the effects of traffic on the environment and air quality. In addition, the site is at a medium risk of flooding, each of the proposed uses has the potential to have some negative impact on the objective of reducing the impacts of climate change. Each of the proposed uses could also have a negative impact on the objective relating to open space and biodiversity due to the development of the site being unlikely to result in the provision of on-site open space or the enhancement of existing open space within 300m of the site. In addition, each of the uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element could have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing would however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development could have some positive effect on this objective.</p> <p>Whilst the use of the site for housing would have no significant impact on any of the sustainability objectives, the use of the site for employment or mixed use development would have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities and some positive effect on the objective relating to enhancing Trafford's image as a tourism destination.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Trafford Centre Rectangle site - Land south of Taylor Road		
Site Reference	CFS07-1045-80; Employment Site 72120		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	5.01 ha

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
	The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the	

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Use of the development management process to ensure development complies with Core Strategy policy L7.4								
The use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and could therefore have a major negative impact on this objective. The proposed use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for employment or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise identified by Defra. The site is within 1800m of a sports facility and, as such, the use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, due to the proximity of the site to public transport services, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.								
E2. Protect, enhance and	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
restore open space, biodiversity, flora and fauna, geological and geomorphological features	Employment	0	-	-	Low	Local	Long term	of the local area	potential impact of development at this site on the ecological value of these features.
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is immediately adjacent to the Bridgewater Canal SBI and wildlife corridor. Given this proximity of the site to these features, the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset. Each of the proposed uses could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as containing potentially high risk contaminated land. As such, each of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a positive impact on the objective.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is located in relatively close proximity to a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic and the site is located in partly within an AQMA. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic, and associated vehicular emissions, it could generate. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	0	++	++	Medium	More than local	Long term		
	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development incorporating an element of employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.5 which directs some B1 office development towards Trafford Centre Rectangle. The use of the site for employment or mixed use development would therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	+	+	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Stretford Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low		Long term		

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies the Trafford Centre Rectangle as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.</p>								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>								
Sustainability Summary									

Trafford Centre Rectangle site – Land south of Taylor Road									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land to the south of Taylor Road for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location within a Strategic Location. It could therefore have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode; and some positive effect on the objective relating to education and skills.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing contributions to climate change. Each of the proposed uses would also result in the remediation of a previously developed site that is known to be contaminated and, as such, would have the potential to have a major positive effect on the objective relating to land contamination and some positive impact on the objective of improving water quality. Notwithstanding the fact that the site is located in close proximity to public transport services, it is also partly within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would inevitably generate traffic and have an impact on air quality. Consequently, each of the proposed uses has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. Each of the proposed uses also has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to a SBI. In addition, each of the proposed uses would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have a positive impact on the objective relating to health. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either housing or mixed use development would have some positive effect on this objective. The use of the site for employment or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development would also have the potential to have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Trafford Centre Rectangle Hotel Site		
Site Reference	CFS07-1045-84		
Proposed Use	Housing, Employment, Mixed Use (housing and employment) or a Hotel	Site Area	1.53 ha

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
	Hotel	0	0	0	High	N/A	N/A		
The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the Trafford Centre Rectangle Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL4 states that 1,050 residential units will be delivered in the wider Trafford Centre Rectangle area and that these comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development or a hotel would therefore be unlikely to have a significant impact on the objective.									
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	Hotel	0	++	++	Medium	Local	Long term		
There are a number of service and facilities within walking distance of the site, including a primary school, and the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment, mixed use development or a hotel could have a major positive impact on the objective.									
S3. Enhance transport	Housing	0	+	+	Low	Local	Long term	Cumulative impact with other	Secure contributions towards enhancing public

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	+	+	Low	Local	Long term	developments on the maintenance and improvement of public transport services.	transport services.
	Mixed Use	0	+	+	Low	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The proposed use of the site for housing, employment, mixed use development or a hotel therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or within 800m a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment, mixed use development or a hotel would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
The use of the site for employment, a hotel or mixed use development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not within or immediately adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that these uses would have a significant impact on the objective. The proposed use of the site for housing would be unlikely to have a significant impact on the objective.									
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		
Each of the proposed uses is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.									
S7. Improve qualifications and skills of the resident	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
population	Mixed Use	0	+	+	Medium	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
The site is within the catchment of Kingsway Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school by creating demand for places at the school. The use of the site for employment purposes or as a hotel has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.									
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Hotel	0	-	-	Medium	Local	Long term		
The site is located in close proximity to the M60 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, each of the proposed uses of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment would have a negative impact on this objective as employment development is not normally considered to be a noise sensitive use.									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		
The proposed use of the site for housing, employment, mixed-use development or a hotel would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	Hotel	0	-	-	Low	Local	Long term		
The site is within 250m of a bus stop. Nevertheless, the use of the site for housing, employment, a hotel or mixed use development would inevitably generate a degree of traffic and the site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink, railway or bus station. Consequently, it is considered that each of the proposed uses has the potential to have a negative impact on the objective due to the amount of traffic it could generate.									
E2. Protect, enhance and restore open space,	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards
	Employment	0	+	+	Low	Local	Long term		

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
biodiversity, flora and fauna, geological and geomorphological features	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.
	Hotel	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development. As such, each of the proposed uses are unlikely to have a significant impact on these designated assets. The use of the site for housing, employment, mixed use development or a hotel does however have the potential to have a positive impact on this objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, each of the proposed uses of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	Hotel	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is at a low risk of surface water flooding. It is therefore considered to be at a low risk of flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site may offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses could have a major positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Hotel	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment, mixed use development or a hotel is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land	Housing	0	-	-	Medium	Local	Long term		Ensure any development is built to an

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources and reduce land contamination	Employment	0	-	-	Medium	Local	Long term		appropriate density in order to reduce the need to release additional greenfield land.
	Mixed Use	0	-	-	Medium	Local	Long term		
	Hotel	0	-	-	Medium	Local	Long term		
	The site comprises of an area of greenfield land and the use of the site for housing, employment, a hotel or mixed use development would therefore result in the loss of some greenfield land. As such, each of the proposed uses would have a negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		
The proposed use of the site would for housing, employment, a hotel or mixed use development would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, each of the proposed uses would be unlikely to have a significant impact on water quality.									
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	Hotel	0	-	-	Low	Local	Long term		
The site is entirely within an AQMA and the development of the site for housing, employment, mixed use development or a hotel would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		
There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site housing, employment, mixed use development or a hotel is therefore unlikely to have a significant impact on the setting of any designated heritage assets and the proposed use of the site is unlikely to have a significant impact on this objective.									
Economic									
EC1. Enhance Trafford's high performance and	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the	
	Employment	0	++	++	Medium	Local	Long term		

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
sustainable economy to provide a powerful contribution to regional growth	Mixed Use	0	++	++	Medium	Local	Long term	creation of jobs in the construction process.	
	Hotel	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is a non-commercial use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, the proposed use is unlikely to have any significant effects on the objective. The use of the site for employment, a hotel or mixed use development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and, as such, could have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	Hotel	0	+	+	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment, a hotel or mixed use development could result in the provision of employment and training opportunities in a location that is within 3km of a Regeneration Area and which is linked to this area by a public transport system. As such, each of these uses could have some positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	Hotel	0	++	++	Medium	Local	Long term		
	The site is within the Trafford Centre Rectangle Strategic Location, which is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported, and is located in close proximity to the Trafford Centre, which is a major tourism destination. As a use that is supportive of tourism, the development for a hotel could have a major positive impact on the objective. The proposed use of the site for employment or mixed use would also have the potential to support this tourism destination and could have some positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective. The use of the site for a hotel would result in the provision of a town centre use in an out of centre location. It is however noted that the Trafford Other Town Centres Uses Study (2009) identified the need for an upper mid-market hotel and Core Strategy policy SL4 identifies the Trafford Centre Rectangle as a suitable location for this hotel. As such, the use of the site as a hotel is also unlikely to have a significant impact on the objective.</p>								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	Hotel	0	0	0	Medium	N/A	N/A		
<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment, a hotel or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>									
Sustainability Summary									

Trafford Centre Rectangle Hotel Site									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing, employment, mixed use development or a hotel has the potential to have a positive impact a number of sustainability objectives. In particular, each of the proposed uses would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode; education and skills; and crime. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment, mixed use development or a hotel would have a positive effect on several environmental objectives. Specifically, each use would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objectives relating to biodiversity; and reducing contributions to climate change. However, notwithstanding the fact that the site is located in close proximity to a bus stop, it is also within an AQMA and the use of the site for housing, employment, a hotel or mixed use development would inevitably generate traffic. Consequently, each of the proposed uses has the potential to have a negative impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. In addition, each of the uses would result in the loss of an area of greenfield land and would therefore have a negative impact on the objective relating to land resources and contaminated land. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for employment, a hotel or mixed use development could also have a positive impact on the objective of reducing poverty and social exclusion.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment, mixed use development or a hotel would have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a positive effect on the objectives relating to reducing economic disparities and enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The policy identifies that the Trafford Quays site would deliver a minimum of 1,050 residential units and specifies that two-thirds of these units will be suitable for families. The policy therefore has the potential to make a significant contribution to the balance and mix in the housing market and, in particular, the need for family housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The policy would therefore have a major positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	High	Local	Long term	Cumulative impact with other development in the TCR Strategic Location on the maintenance and improvement of public transport services.	
	The policy encourages the provision of a range of facilities to serve the needs of the proposed communities within Trafford Quays. The site is located in close proximity to a major bus station and, as a result, the policy would direct housing to a location that is served by local facilities and which is served by a choice of modes of transport. Whilst it is recognised that public transport services can change over time, the site is within a Strategic Location that is a focus for significant levels of development. Consequently, there is a high degree of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other development in the TCR Strategic Location on the maintenance and improvement of public transport services.	
	The policy would result in development being directed to a location that is located in close proximity to a major bus station and would encourage improved linkages to this facility (reference is made to how the new communities will be directly linked to the Trafford Centre Bus Station by an attractive, direct pedestrian links across Trafford Boulevard and how the route of the new link road and canal crossing in the vicinity of the Trafford Centre will be safeguarded). The policy would also result in the provision of local facilities within convenient walking distance of the proposed communities within Trafford Quays. The policy could therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development proposed by the policy would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life.	
	The policy identifies Trafford Quays as accommodating approximately 28,000sqm of office development and could therefore result in the creation of a significant number of employment opportunities in a relatively accessible location that is in close proximity to a major bus station. The policy could thereby have some positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	The policy encourages the delivery of community facilities to serve the needs of the proposed communities at Trafford Quays. The policy could therefore have some positive impact on community welfare and the sense of community.							
S7. Improve qualifications and skills of the resident population	+	+	+	Medium	Local	Long term		
	The policy would result in the provision of employment development in a relatively accessible location. The policy has the potential to generate apprenticeships and training opportunities and could therefore have a positive impact on the objective. The site is within the catchment of Kingsway Primary School. This school is not within a Regeneration Area but it does presently have some surplus capacity. In addition, under the requirements of Core Strategy Policy SL4, development in this location would be expected to deliver community facilities of a scale appropriate to the needs of the new community, including school provision. The proposed use of the site could therefore have a positive impact on the objective by helping to address surplus capacity in an existing school or by supporting the delivery of new educational facilities							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The policy requires the provision of on-site open space to serve the needs of the proposed community at Trafford Quays. The policy could therefore support participation in sport and recreation and thereby have some positive impact on the objective. There is however only a low level of certainty over this impact as the provision of open space does not necessarily guarantee that local residents would participate in sport and recreation.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon local neighbourhood quality. As such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would result in development being directed to a location that is served by a major bus station and the policy also includes measures to improve access from the site to this facility. The policy also proposes to create a range of community facilities to serve the needs of the local community which should reduce the need for the proposed residential community to travel in order to meet their day-to-day needs. Nevertheless, the quantum of development proposed by the policy, particularly the 1,050 residential units and the 28,000sqm of office floorspace, would inevitably generate some additional traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. As such, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The policy directs development to a location that is immediately adjacent to the Manchester Ship Canal wildlife corridor. Given this proximity of the site to this feature, the development proposed by the policy has the potential to have an adverse impact on this designated natural asset and could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. In addition, the policy does require the provision of on-site open space which would have a positive impact on the elements of the objective that relate to protecting and enhancing open space. As a result, it is considered that the impact of the policy on the objective is uncertain as it is unclear whether any harm to the designated wildlife corridor would be outweighed by the provision of on-site open space.							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is in close proximity to a major bus station, it also has the potential to result in additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The policy would direct development to a location that is largely within Flood Zone 2, although sections of the site are in Flood Zone 3. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.							
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	--	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield sites in accordance with CS Policy L1.7. Provide for appropriate high quality open amenity space within the site.
	The policy directs development to a site that comprises principally of greenfield land. The policy would therefore result in the loss of a significant area of greenfield land and would therefore have a major negative impact on the objective and its sub-objective of increasing the percentage of development that is built on previously developed land.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site identified by the policy is located in close proximity to the Manchester Ship Canal but the development proposed by the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. The proposed use is therefore unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	Although the site is located within close proximity of a major bus station, part of the site is within the buffer zone for an AQMA and the development proposed by the policy, particularly the proposed 1,050 residential units, would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated. Secure high standards of design.

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy directs development to a site that is partly within the Barton upon Irwell Conservation Area and which is adjacent to the grade I listed Church of All Saints. The redevelopment of the site could enhance the setting of these designated heritage assets but it also has the potential to have an adverse impact on their setting. As such, the policy would have an uncertain impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	More than local	Long term		
	The policy would result in the provision of a significant amount of employment floorspace in a location that is in close proximity to key drivers of Trafford's economy, including Trafford Park and the Trafford Centre. It will also provide additional dwellings which will help to support economic growth through ensuring that the housing market is capable of support the needs of the workforce. The policy therefore has the potential to make a significant contribution to the Trafford's economic performance and the sub-objective of ensuring the supply of appropriate sites and premises that will respond to growth in key sectors.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life.	
	The policy identifies Trafford Quays as accommodating approximately 28,000sqm of office development and could therefore result in the creation of a significant number of employment opportunities in a relatively accessible location that is in close proximity to a major bus station. The policy could thereby have a major positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The site identified by the policy is located in relatively close proximity to the Trafford Centre, which is a major tourism destination. However, given that the policy promotes the use of the site primarily for residential development, it is considered that the policy is unlikely to have a significant impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres. The Strategic Location is in an out of centre location and policy promotes the provision of a significant amount of office floorspace in this location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Furthermore, the Core Strategy has already identified Trafford Quays as a location where some office development can be directed towards. The policy is therefore unlikely to have a significant impact on the objective.							
EC5. Improve the social	0	0	0	Medium	N/A	N/A		

TCR2 - Trafford Quays								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of 1,050 residential units and would require two thirds of these to be suitable for families. The policy could therefore have a major positive impact on the objective relating to achieving a better balance and mix in the housing market. The policy identifies the Trafford Quays site as accommodating 28,000sqm of office floorspace and the policy could also have the potential to have a major positive effect on the objective of enhancing Trafford's economic performance and some positive effect on the objectives relating to poverty and social exclusion and economic disparities.</p> <p>The policy would result in development taking place in a location that is located in close proximity to a major bus station and would result in the provision of a range of services and facilities to support the proposed residential community at Trafford Quays. The policy therefore has the potential to have a positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Other objectives that the policy would have a positive impact on include those that relate to crime; education and skills; health; and community identity and welfare.</p> <p>The policy would however result in the development of a large area of greenfield land and, as such, would have a significant negative impact on the objective relating to conserving land resources. In addition, notwithstanding the fact that the site is served by a choice of modes of transport, the quantum of development proposed would inevitably generate some additional vehicular movements and the policy could therefore have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change.</p> <p>Due to the policy resulting in development taking place in Flood Zone 2, the policy has the potential to have some negative impact on the objective that relates to reducing the impacts of climate change. The implementation of appropriate measures to minimise flood risk and surface water run-off are likely to be key mitigation measures. The policy would also have an uncertain impact on the objective that relates to open space and biodiversity as although the development proposals include the provision of on-site open space, it would also result in development taking place in close proximity to a designated wildlife corridor. The use of ecological surveys and the development management process are likely to be key measures to ensure that any adverse impact on the wildlife corridor is avoided or mitigated. The policy would also have an uncertain impact on the objectives concerned with townscape character and the environmental impacts of consumption and production.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

TCR3 – Trafford Quays Leisure Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life	
	The policy seeks to encourage the delivery of a range of commercial and/or community facilities in a location that is in close proximity to a major bus station and proposed residential communities. As such, the policy has the potential to improve access to services and facilities and would have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life	
	The policy would support the provision of a range of facilities in a location that is in close proximity to a major bus station and proposed residential communities. As such, the policy has the potential to have a positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The development of these sites would lead to the redevelopment of an area of some vacant land and any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to a location that is within relatively close proximity of a major bus station and an identified Regeneration Area. Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the provision of additional leisure facilities and ancillary retail and therefore has the potential to create some employment opportunities. As such, the policy could have a positive impact on the objective.							
S6. Encourage a sense of	++	++	++	Medium	Local	Long term		

TCR3 – Trafford Quays Leisure Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the provision of a range of community and commercial leisure facilities. The provision of these facilities could have a major positive impact on community welfare and identity, particularly for the proposed residential community at Trafford Quays.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life	
	The policy provides support for the provision of a range of community and commercial leisure facilities. The provision of these facilities could encourage participation in sport and recreation and could therefore have a major positive impact on health.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon local neighbourhood quality. As such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy would result in development being directed to a location that is served by a major bus station and would support the creation of a range of community facilities that would be within convenient walking distance of the proposed residential community at Trafford Quays. Nevertheless, leisure facilities can be significant generators of travel and the facilities proposed could generate some additional traffic. The site is also located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. Consequently, the policy has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The policy directs development to a location that is adjacent to the Manchester Ship Canal wildlife corridor. Given this proximity of the site to this feature, the development proposed by the policy has the potential to have an adverse impact on this designated natural asset and could therefore have a negative effect on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							

TCR3 – Trafford Quays Leisure Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, although the policy would result in development being directed to a location that is in close proximity to a major bus station, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The policy would direct development to a location that is almost entirely within Flood Zone 2. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long term		
	The policy direct to an area that contains a number of sites which have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium risk contaminated land. The policy therefore has the potential to result in the remediation of areas of contaminated land. It could therefore have a positive impact on the objective.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	The Trafford Quays Leisure Village site identified by the policy is adjacent to the Manchester Ship Canal and the development of the site could result in the remediation of areas of land that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a possible source of pollutants to the adjacent watercourse. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unknown whether the site identified by the policy is a source of contaminants for nearby watercourses.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	Secure tree planting and other green infrastructure provision							

TCR3 – Trafford Quays Leisure Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Although the policy directs development to a site is located within close proximity of a major bus station, part of the site is within the buffer zone for an AQMA and the development proposed by the policy would inevitably generate some additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The policy directs development to a site that is not within close proximity of any designated assets and the proposed development promoted by the policy is unlikely to have a significant impact on landscape character. As such, the policy would be unlikely to have any significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	More than local	Long term		
	Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the additional leisure facilities and ancillary retail. The policy therefore has the potential to create some employment opportunities and could have a positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	The policy would result in development being directed to a location that is within relatively close proximity of a major bus station and an identified Regeneration Area. Whilst the policy does not seek to direct significant amounts of employment development to the area, it provides support for the additional leisure facilities and ancillary retail and therefore has the potential to create some employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity	
	The policy would support the provision of a range of leisure facilities in close proximity to the Trafford Centre, which is an existing major tourism destination in Trafford. The policy could therefore have a major positive impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy would result in development being directed to a location that is not within particularly close proximity of one of Trafford's town centres. The Strategic Location is in an out of centre location and the policy does promote the provision of a number of main town centre uses, including retail. The policy does however specify that any retail development must be ancillary to the Leisure Village and the policy is therefore unlikely to have a significant impact on the objective.							

TCR3 – Trafford Quays Leisure Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.								
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would support the provision of a range of commercial and community leisure facilities and therefore has the potential to have a major positive effect on the objectives relating to community welfare; health; and Trafford's image as a tourism destination. The provision of these facilities could also generate some employment opportunities and could therefore have a positive effect on the objectives that relate to poverty and social exclusion; Trafford's economic performance; and economic inequalities. In addition, as these facilities would be located in relatively close proximity to a major bus station and to proposed residential communities, the policy could also have some positive effect on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Other objectives that the policy would have a positive impact on include those that relate to crime; conserving land resources; and water quality.</p> <p>Notwithstanding the fact that the site is served by a choice of modes of transport, the development proposed would have the potential to generate additional vehicular movements and the policy could therefore have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change.</p> <p>Due to the policy resulting in development taking place in Flood Zone 2 and in close proximity to a wildlife corridor, the policy has the potential to have some negative impact on the objectives that relate to reducing the impacts of climate change and biodiversity. The policy would also have an uncertain impact on the objectives concerned with the environmental impacts of consumption and production.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Appendix E

Carrington Strategic Location

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed boundary would support the delivery of 1560 residential units in the Carrington Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL5 states that the units should comprise of predominantly accommodation suitable for families (80%) and L2 will apply in relation to affordable housing. The proposed boundary therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, its ability to contribute towards affordable housing need may be diminished by viability. The site is in an area that where Core Strategy policy L2.12 may apply and, as such, its affordable housing contribution is likely to be determined via a site specific viability study.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	More than local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The policy supports the provision of a neighbourhood hub within the Carrington Strategic Location. The Local Neighbourhood Hub will provide a range of essential services and facilities to the local communities and the policy stipulates that it will be sited in a location that is well connected to both the residential and employment areas and which is well served by all modes of transport, including walking and cycling. The policy promotes the delivery of 1,560 residential units, which will help sustain vital services and facilities for both Carrington and Partington. As a result, the proposed boundary would direct development to an accessible location within the urban area and could therefore have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	More than local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.	
	The policy states that as part of the development within this location the Council will secure a significantly improved and new public transport network in this locality and an active travel route network. Safeguarded transport routes are intended to update the strategic and local access to the area for commercial, residential and public transport traffic. The policy states that the active travel routes network will include the provision of new and improved connections to and from both the residential and economic developments areas to the surrounding open countryside, the Trans-Pennine Trail and Partington. The policy therefore has the potential to have a major positive impact on the objective by improving public transport and participation in walking and cycling							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development that would take place within the boundary would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a medium level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.	
	<p>The proposed boundary would result in development being directed to a key location within the Borough, which offers the opportunity to reduce the isolation of both Carrington and Partington by creating a substantial new mixed use sustainable community. The policy also states that the provision of a community hub would be an important element of the new mixed use sustainable community and would help ensure that the proposed residential community has access to a range of shops and community facilities.</p> <p>The policy identifies this area as being a focus for 75ha of employment land and development within the proposed Carrington boundary could therefore generate significant employment and training opportunities that help reduce poverty and social exclusion. Problems with transport provision and the location of services can reinforce social exclusion by preventing/hindering access to key local services or activities, such as jobs, learning, healthcare, food shopping or leisure. The policy states that as part of the development within this location the Council will secure a significantly improved and new public transport network in this locality and an active travel route network. The provision of this enhanced public transport network could help reduce social exclusion and thereby have a positive impact on the objective. As such, it is considered that the policy could have a major positive impact on the objective.</p>							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		
	The proposed boundary would support the delivery of a range of community facilities to serve the proposed community at Carrington and therefore has the potential to have some positive impact on community identity and welfare.							
S7. Improve qualifications and skills of the resident population	+	+	+	Low	Local	Long term		
	<p>Core Strategy policy SL5 requires residential development in Carrington to contribute towards the provision of a primary school to serve the new residential community. As such, by encouraging the delivery of new residential units, the policy has the potential to have a positive impact on the objective.</p> <p>The proposed boundary would also result in the provision of employment development. The policy therefore has the potential to also have a positive impact on the objective by generating apprenticeships. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.</p>							
S8. Improve the health	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life	

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and, inequalities in health of the population	The policy supports the delivery of both parks and outdoor sport facilities. Consequently, it has the potential to have a major positive impact on the objective by providing support for participation in recreation, walking and cycling. However, there is not a high level of certainty about this impact as the provision of these facilities does not guarantee that people will choose to participate in sport or recreation.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term		
	The proposed boundary could result in the improvement of the appearance of a number of neglected sites that detract from local neighbourhood quality. It could therefore have some positive effect on the objective. In addition, in order to ensure minimal adverse impact upon the amenity of the residential properties, the policy stipulates that business units in close proximity to residential areas will normally be limited to light industrial and business parks (B1c Use Class) uses.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	More than local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy states that as part of the development within this location the Council will secure a significantly improved and new public transport network in this locality and an active travel route network. This will support the new community and that of Partington by providing better access to Trafford's town centres and the Regional Centre and should also help reduce the need to travel by car. The policy also requires the provision of a town park, local parks and outdoor sport facilities within the Carrington Strategic Location and the provision of on-site open space could have a positive impact on the objective by reducing the likelihood of the proposed community at Carrington having to travel if they want to access open space.							
	Nevertheless, the re-development of large tracts of former industrial brownfield land, particularly for residential and B2 and B8 with ancillary B1 office development, would inevitably generate some additional vehicular movements. As such, the proposed boundary has the potential to have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	+	+	+	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
morphological features	<p>Directing development to the area defined by the proposed Carrington Strategic Location boundary would lead to a significant amount of development taking place in a location which also contains Carrington Rides, Broakoak Wood and Brookkeys Covert and the Carrington Mossland SBIs. The proposed development of the site could have a negative impact on these designated natural assets and therefore have a negative impact on the objective. However, a further HRA has been carried out with the particular aim of ensuring that appropriate mitigation plans, policies and strategies are adopted and implemented appropriately through the development management process. Core Strategy policy SL5.2 also requires new development to provide for the protection and enhancement of these sites of nature conservation and biological importance. The policy is therefore unlikely to have any significant impact on these designated natural assets.</p> <p>Through promoting the provision of open space, the policy could have a positive impact on the element of the objective that relates to open space and its sub-objectives of ensuring residents have access to high quality open space. The policy also requires the provision of a high quality green infrastructure network and this could have some positive effect on the elements of the objective that relate to biodiversity, flora and fauna and the sub-objective of enhancing habitat diversity. As such, the policy has the potential to have a positive impact on the objective</p>							
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Application of maximum parking standards to encourage sustainable modes of travel.
	<p>The new development that would take place within the boundary would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.</p> <p>The provision of on-site open space could reduce the likelihood of the proposed community having to travel if they want to access open space, which could have an effect on greenhouse gas emissions. In addition, the policy encourages the provision of green roofs which could have a positive impact on the objective by improving the thermal performance of new buildings. However, although the policy would result in development being directed to a location that will be well-served by public transport, it also has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective.</p>							
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	<p>The land within the proposed Carrington Strategic Location boundary is predominantly within Flood Zone 1. Some areas within the boundary are however within Flood Zones 2 and 3 and the proposed boundary could result in some development taking place in these areas. Consequently, the proposed boundary would have the potential to have a negative impact on the objective and its sub-objective of minimising the risk of flooding.</p> <p>The policy states that the Council will grant planning permission for a mix of uses in accordance with Core Strategy Policy SL5. SL5 states that a flood risk assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall. It is also specified that uses which are identified as being more vulnerable to flooding, such as residential, must be located outside of Flood Zone 3. As such, there is only a low level of certainty that the proposed boundary would have a negative impact on the objective.</p>							

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development that would take place within the proposed Strategic Location boundary is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	++	++	++	Medium	More than local	Long term	Secondary impacts on perceptions of the area	
	Directing development to the area defined by the proposed Carrington Strategic Location boundary would focus development on an area that comprises of large tracts of former industrial brownfield land and which contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium and high risk contaminated land. The proposed boundary therefore has the potential to have a major positive impact on the objective and would also have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	Directing development to the area defined by the proposed Carrington Strategic Location boundary could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. Consequently, the proposed boundary has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not certain whether these areas of contaminated land are a source of contaminants for nearby watercourses.							
E8. Protect and improve air quality	?	?	?	Low	More than local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Application of maximum parking standards. Secure tree planting and other green infrastructure provision
	Development in this area has the potential to result in unsustainable patterns of transport and exacerbate existing poor air quality. Significant improvements to public transport infrastructure would however be delivered and traffic could potentially be reduced by the use of Manchester Ship Canal for freight transportation purposes. New road infrastructure to relieve congestion would also be provided, including a contribution towards a scheme to mitigate the impact of traffic generated by the development on the M60, although this would not necessarily support the shift to more sustainable modes of travel.							
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	<p>The proposed boundary would support the redevelopment of vacant, previously developed land that presently detracts from the setting of the listed Church of St George. It could therefore have some positive effect on the objective of enhancing townscape character.</p> <p>The policy specifies that housing densities and heights of units will vary across the site with higher densities and taller buildings to be located adjacent to the community hub and along the new road transport corridor route. It also states that lower density development will be located towards the edge of the site to establish an attractive edge to the development areas, reflecting its countryside setting. The policy also states that all employment buildings within the location will be expected to be designed in a way which limits the adverse impact on the views of Carrington from South Trafford, by virtue of height, scale and siting. As such, the policy has the opportunity to provide an attractive, high quality living environment and would limit the impact on surrounding landscapes. As such, the policy also has the potential to have some positive effect on landscape character.</p>							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	
	The proposed boundary would result in employment floorspace being provided in one of the focus areas for employment development identified by Core Strategy policy W1.3. The policy therefore has the potential to make a significant contribution to Trafford's economic performance and the sub-objective of ensuring the supply of appropriate sites and premises that will respond to growth in key sectors.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	Core Strategy policy SL5 identifies this area as being a focus for up to 75ha of employment land. Development within the proposed Carrington boundary could therefore generate significant employment and training opportunities that provide opportunities for those living in areas of deprivation, including nearby Partington which is identified as a Priority Regeneration Area. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those living in areas of disadvantage.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	Unlikely to have any significant effects.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The boundary identified by the policy constitutes an 'out of centre' location. Policy SL5 of the Core Strategy identifies a range of uses that would be provided in this area, including retail. The policy however specifies that this provision should be to meet the needs of the community. As such, any retail provision would be ancillary and the policy would not have a significant impact on the objective.							
EC5. Improve the social	+	+	+	Low	Local	Long term		

CAR1 – Carrington Strategic Location Boundary								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy would direct a significant amount of employment development to a location that is accessible by a choice of modes of transport and which is well-related to areas of deprivation. The policy therefore has the potential to have some positive impact on the social and environmental performance of the economy.							
Sustainability Summary								
<p>The proposed boundary for the Carrington Strategic Location has the potential to create a significant number of employment opportunities in close proximity to a Priority Regeneration Area and could therefore have a significant positive impact on the objectives relating to enhancing Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion. As the proposals involve the remediation and redevelopment of an under-utilised brownfield site, it could also have a major positive impact on the objective of conserving land resources and some positive impact on local neighbourhood quality and water quality.</p> <p>The inclusion of a substantial residential element within the proposals and the specification that approximately 80% of this will be accommodation suitable for families should ensure that the policy has a major positive impact on the objective of achieving a better balance and mix in the housing market. Similarly, the requirement for the development to be accompanied by ancillary community facilities may have some positive impact on the objectives of improving accessibility for all to services and facilities; improving qualifications and skills and improving the health. Other objectives that the policy could have a positive impact on include those that relate to crime; biodiversity; townscape and landscape character; the social and environmental performance of the economy; and community welfare.</p> <p>Carrington is presently poorly served by public transport and development in this area has the potential to result in unsustainable patterns of transport. Core Strategy policy SL5 would however require the delivery of significant enhancements to public transport and also new road infrastructure to serve the development area, including a contribution towards a scheme to mitigate the impact of traffic generated by the development on the M60, which would have a positive impact on transport infrastructure. The impact of the proposals on the objectives relating to the effect of traffic on the environment and air quality is however less certain.</p> <p>The proposed boundary does however include some land that is within Flood Zones 2 and 3. Consequently, development in this area may be particularly vulnerable to the effects of climate change and could therefore have some negative impact on the objective relating to reducing the effects of climate change.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Ackers Lane, Carrington		
Site Reference	SHLAA 1664		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	0.83 ha

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	0	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	--	Medium	Local	Long term		
	Mixed Use	0	0	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has previously been identified for residential development by the SHLAA and, as such, its use for employment development would lead to the loss of a previously identified residential site. The use of the site for employment development could therefore have a major negative impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	0	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	0	+	High	Local	Long term		
	Mixed Use	0	0	+	High	Local	Long term		
	<p>The site is within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	0	?	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	0	0	?	Low	Local	Long term		
	Mixed Use	0	0	?	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	0	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	0	+	Low	Local	Long term		
	Mixed Use	0	0	+	Low	Local	Long term		
	The site is situated in close proximity to a range of uses, including residential, but there are areas of open space to the east of the site. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not within a Regeneration Area and, particularly given the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	0	++	Medium	Local	Long term		
	Employment	0	0	+	Low	Local	Long term		
	Mixed Use	0	0	++	Medium	Local	Long term		

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	0	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 1800m of a sports facility and the proposed use of the site for housing or mixed use development incorporating a residential element therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty about this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development is unlikely to have any significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	0	-	Medium	Local	Long term		
	Mixed Use	0	0	-	Medium	Local	Long term		
	Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is in a location that is less than 250m from a bus stop. There are however presently few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As such, each of the proposed uses has the potential to have a negative impact on this objective. However, given the size of the site and the scale of development it is likely to accommodate, there is only a low level of certainty that any impact on this objective would be significant.								

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	0	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	0	+	Low	Local	Long term		
	Mixed Use	0	0	+	Low	Local	Long term		
	The site is within 300m of Carrington Wetlands SBI and is within 300m of a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, each of the proposed uses is unlikely to have a significant impact on these assets. The use of the site does however have the potential to make a contribution towards improving biodiversity/greenspace within the local area and, as such, could have some positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	0	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	0	+	Low	Local	Long term		
	Mixed Use	0	0	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	0	++	Medium	Local	Long term		
	Employment	0	0	++	Medium	Local	Long term		
	Mixed Use	0	0	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this site could offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	0	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	0	?	Low	Local	Long term		
	Mixed Use	0	0	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	0	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release additional greenfield land.
	Employment	0	0	-	Medium	Local	Long term		
	Mixed Use	0	0	-	Medium	Local	Long term		

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site comprises largely of an area of greenfield land. As such, each of the proposed uses of the site would result in the loss of some greenfield land and would have a negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. The use of the site for housing, employment or mixed use development would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, each of the proposed uses would be unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	Housing	0	0	?	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	0	?	Low	Local	Long term		
	Mixed Use	0	0	?	Low	Local	Long term		
	The site is not within an AQMA. The use of the site for housing, employment or mixed use development would however inevitably generate a degree of traffic and result in some vehicular emissions that could have a detrimental impact on air quality. A portion of the site is less than 250m from a bus stop. There are however presently few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development could have an uncertain impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	0	++	Low	Local	Long term		
	Mixed Use	0	0	++	Low	Local	Long term		
	The proposed use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
by releasing the potential of all residents particularly in areas of disadvantage	Employment	0	0	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	0	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is within Bucklow St Martins which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The site is however not in particularly close proximity to any of Trafford's cultural assets and the use of this site for housing, employment or mixed use development is unlikely to have a significant effect on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									

Ackers Lane, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of social objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing crime; and improving qualifications and skills. However, each of the proposed uses has the potential to have an uncertain impact on the objective relating to enhancing transport infrastructure and choice of travel mode.</p> <p>The use of the site for housing, employment or mixed use development could have a major positive effect on the environmental objective relating to reducing the impacts of climate change and would have the potential to have some positive effect on the objectives that relate to reducing contributions to climate change and biodiversity. Each of the proposed uses could however generate additional traffic and have a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. Given the size of the site and the scale of development it is likely to accommodate, there is only a low level of certainty that any impact on these objectives would be significant. The development of the site would however result in the loss of some greenfield land and would therefore have a negative impact on the objective relating to land resources. The development of the site could also have an uncertain impact on the objective relating to the environmental impacts of consumption and production.</p> <p>The use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objectives relating to achieving a better balance in the housing market and improving health. By contrast, the use of the site for employment development could have a major negative impact on the objective relating to achieving a better balance in the housing market due to this option resulting in the loss of a previously identified housing site.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance and also on the objective relating to reducing disparities.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Carrington Plains		
Site Reference	Employment Site 80029		
Proposed Use	Housing, Employment or Mixed Use (housing and employment	Site Area	20.11 ha

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	0	?	+	Low	Local	Long term		
	Mixed Use	0	?	+	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Carrington area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within close proximity to Partington Priority Regeneration Area. As such, this use of the site could support the regeneration of the Priority Regeneration Area and have a positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington	Secure enhancements to public transport provision as part of the wider developments in
	Employment	0	-	-	Medium	Local	Long term		

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air quality and contributions to climate change.	the Carrington area.
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
The Carrington Power Station and Flixton Sludge Beds SBIs are within close proximity of the site and the site is adjacent to a designated wildlife corridor. Consequently, due to the proximity of the site to these designated natural assets, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on biodiversity and, as a consequence, could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.									
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
The majority of the site is within Flood Zone 2 and, as such, it is considered to be at a medium risk of flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may require some mitigation. Each of the proposed uses of the site could therefore have a negative impact on the objective.									

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Part of the site is identified in the Greater Manchester Waste DPD as an area that is suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities. The use of the site for housing or mixed use development incorporating a residential element would have an uncertain impact on this objective as both of these uses would result in the loss of a site that has been identified Waste DPD as a suitable for waste management facilities.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	A significant proportion of the site is identified in the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is also an NLUD site. As such, each of the proposed uses could result in the redevelopment of an NLUD site and the remediation of high risk contaminated land. Accordingly, each of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation areas of land which has been identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The redevelopment of this presently vacant site for any of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is not within an AQMA but it is also more than 400m from a Quality Bus Corridor and in excess of 800m from a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets and is unlikely to have a significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low	Borough wide	Long term		
	Mixed Use	0	++	++	Low	Borough wide	Long term		
	The site was allocated for employment development in the UDP and, as such, its proposed use for housing would result in the loss of a site that had previously been identified as employment land. Much of the Carrington area is however currently vacant and the Trafford Review of Employment Land Supply Portfolio notes that there is a substantial level of employment land supply in Carrington but that the rate of take up has historically been low. As such, it is considered that the use of the site for housing would be unlikely to have a significant impact on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and could have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on	

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
image as a tourism destination	Employment	0	+	+	Low	Local	Long term	increased employment opportunities.	
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low		Long term		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Carrington Plains									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the Carrington Plains site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving qualifications and skills. Each of the proposed uses could also have a positive effect on the objective relating to enhancing transport infrastructure and choice of travel mode in the longer term. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses could result in the remediation of an NLUD site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land and could therefore have a major positive impact on the objective relating to land resources and contaminated land and could also have some positive effect on the objective relating to water quality. The use of the site for housing, employment or mixed use development could also have a positive effect on the environmental objectives relating to reducing contributions to climate change</p> <p>The proposed uses could however all have a negative impact on a number of environmental objectives. Specifically, each use would result in development taking place in Flood Zone 2 and could therefore have some negative impact on the objective of reducing the impacts of climate change. The development of the site could also have a negative impact on the objective relating to biodiversity due to the proximity of the site to a number of designated natural assets. In addition, each of the proposed uses could generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality.</p> <p>By resulting in the provision of housing in a Strategic Location, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. Both of these uses could also have some positive effect on the objective relating to community welfare. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development could have a positive effect on this objective. In addition, the use of the site for employment would have the potential to have a major positive impact on the objective relating to reducing the environmental impacts of consumption and production due to this site having been identified by the Greater Manchester Waste DPD as having the potential to accommodate waste management facilities. The use of the site for housing or mixed use development would have an uncertain impact on this objective due to these options having the potential to result in the loss of a site that has been identified Waste DPD as suitable for waste management facilities.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Carrington Power Station, Carrington		
Site Reference	Employment Site 32012/01		
Proposed Use	Housing, Employment or Mixed Use	Site Area	16.04 ha

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	0	?	+	Low	Local	Long term		
	Mixed Use	0	?	+	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Carrington area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within close proximity to Partington Priority Regeneration Area. As such, this use of the site could support the regeneration of the Priority Regeneration Area and have a positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington	Secure enhancements to public transport provision as part of the wider developments in
	Employment	0	-	-	Medium	Local	Long term		

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air quality and contributions to climate change.	the Carrington area.
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Exclude the part of the site that is a SBI, and a suitable buffer, from the developable area.
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	--	--	Medium	Local	Long term		
	The Carrington Power Station SBI is within the site and the entire site is within 300m of a designated wildlife corridor. Consequently, due to the proximity of the site to these designated natural assets, the use of the site for housing, employment or mixed use development has the potential to have a significant negative impact on biodiversity and could result in the loss of a SBI. As a consequence, each of the proposed uses could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, the level of certainty over this impact is not high.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	A significant portion of the site is within Flood Zone 2 and, as such, the site is considered to be at a medium risk of flooding. The proposed use of the site for housing, employment or mixed use development could therefore increase flood risk elsewhere and may require some mitigation. Each of the proposed uses of the site could therefore have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	Almost the entire site is identified in the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, each of the proposed uses could result in the remediation of high risk contaminated land and could therefore have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation areas of land which has been identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The redevelopment of this presently vacant site for any of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is partly within an AQMA and it is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within 300m of the site of the Church of St George, which is a grade II listed structure. The setting of this structure is heavily influenced by vacant and underused industrial land that adjoins it. As such, each of the proposed uses of the site offer the opportunity to enhance the setting of this designated asset and could therefore have a positive impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low	Borough wide	Long term		
	Mixed Use	0	++	++	Low	Borough wide	Long term		
	The site was allocated for employment development in the UDP and, as such, its proposed use for housing would result in the loss of a site that had previously been identified as employment land. Much of the Carrington area is however currently vacant and the Trafford Review of Employment Land Supply Portfolio notes that there is a substantial level of employment land supply in Carrington but that the rate of take up has historically been low. As such, it is considered that the use of the site for housing would be unlikely to have a significant impact on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and could have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on	

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
image as a tourism destination	Employment	0	+	+	Low	Local	Long term	increased employment opportunities.	
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low		Long term		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Carrington Power Station, Carrington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the Carrington Power Station site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving qualifications and skills. Each of the proposed uses could also have a positive effect on the objective relating to enhancing transport infrastructure and choice of travel mode in the longer term. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses could result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land and could therefore have a major positive impact on the objective relating to land resources and contaminated land and could also have some positive effect on the objective relating to water quality. The use of the site for housing, employment or mixed use development could also have a positive effect on the environmental objectives relating to reducing contributions to climate change</p> <p>The proposed uses could however all have a negative impact on a number of environmental objectives. Specifically, each use would result in development taking place in Flood Zone 2 and could therefore have some negative impact on the objective of reducing the impacts of climate change. The development of the site could also have a negative impact on the objective relating to biodiversity due to the fact that a significant proportion of the site is a designated natural asset. In addition, each of the proposed uses could generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. Each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. Both of these uses could also have some positive effect on the objective relating to community welfare. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development could have a positive effect on this objective.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Carrington Strategic Location		
Site Reference	SHLAA 1823		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	258.15 ha

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	--	--	--	Medium	Local	Long term		
	Mixed Use	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has previously been identified for residential development by the SHLAA and, as such, its use for employment development would lead to the loss of a previously identified residential site. The use of the site for employment development could therefore have a major negative impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	+	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	+	+	+	High	Local	Long term		
	Mixed Use	+	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	?	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	?	+	+	Low	Local	Long term		
	Mixed Use	?	+	+	Low	Local	Long term		
	Each of the proposed uses would result in development taking place in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. Each of the proposed uses of the site could therefore have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site adjoins a range of uses, including areas of open space to the east of the site. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within close proximity to Partington Priority Regeneration Area. As such, this use of the site could support the regeneration of the Priority Regeneration Area and have a positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident	Housing	++	++	++	Medium	Local	Long term		
	Employment	+	+	+	Low	Local	Long term		

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
population	Mixed Use	++	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington on congestion.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	Secondary impacts on air quality and contributions to climate change.								

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	There are two SBIs within the site and there is also a wildlife corridor within 300m of the site. Consequently, due to the proximity of the site to these designated natural assets, the use of the site for housing, employment or mixed use development has the potential to have an adverse effect on biodiversity and, as a consequence, could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policies R2 and SL5 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. In addition, the site is also within a Low Carbon Growth Area where connection to low carbon energy schemes will be specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	-	-	-	Medium	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		
	Although the majority of the site is within Flood Zone 1, parts of the site are within Flood Zones 2 and sections of the site are also known to be susceptible to surface water flooding. The site is therefore considered to be at a medium/high risk of flooding and its redevelopment for housing, employment or mixed use development could increase flood risk elsewhere unless appropriate flood mitigation measures are implemented. As such, each of the proposed uses has the potential to have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	?	?	?	Low	Local	Long term		
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	Part of the site is identified in the Greater Manchester Waste DPD as an area that is suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities. The use of the site for housing or mixed use development incorporating a residential element would have an uncertain impact on this objective as both of these uses could result in the loss of a site that has been identified Waste DPD as a suitable for waste management facilities.								
E6. Conserve land resources and reduce land contamination	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
The Carrington area contains a number of NLUD sites and several others which are identified by the Trafford Contaminated Land Prioritisation Mapping, including a number which are listed as potentially containing high risk contaminated land. Each of the proposed uses of the site therefore offers the opportunity to address NLUD sites and remediate sites that are known to be contaminated. Each of the uses could therefore have a major positive effect on the objective.									
E7. Protect and improve water quality	Housing	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.									
E8. Protect and improve air quality	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
Each of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is within an AQMA and it is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.									
E9. Protect and enhance the diversity and	Housing	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	+	+	+	Medium	Local	Long term		

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	Mixed Use	+	+	+	Medium	Local	Long term		
	There are no conservation areas within 300m of the site. The Church of St George, which is a grade II listed structure, is within the site. The setting of this structure is heavily influenced by vacant and underused industrial land that adjoins it. As such, each of the proposed uses of the site offer the opportunity to enhance the setting of this designated asset and could therefore have a positive impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Low	Borough wide	Long term		
	Mixed Use	++	++	++	Low	Borough wide	Long term		
	The proposed use of the site for housing is a non-commercial use and would not result in the loss of a site within Trafford Park Core that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Employment	?	?	?	Low	More than local	Long term		

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	?	?	?	Low	More than local	Long term		
<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.</p>									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>								
Sustainability Summary									

Carrington Strategic Location									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of social objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing crime; reducing poverty and social exclusion; and improving qualifications and skills. Each of the proposed uses could also have a positive impact on the objective of enhancing transport infrastructure and choice of travel mode in the longer term. However, due to the proximity of the site to a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect on the environmental objective relating to reducing contributions to climate change and, by resulting in the remediation of potentially high risk contaminated land, could have a major positive impact on the objective of conserving land resources and reducing land contamination and could have some positive effect on the objective of protecting water quality. Each of the proposed uses could however generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The development of the site could also have a negative impact on the objectives relating to biodiversity and reducing the impacts of climate change.</p> <p>The use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objectives relating to achieving a better balance in the housing market. By contrast, the use of the site for employment development could have a major negative impact on this objective due to this option resulting in the loss of a previously identified housing site. The use of the site for employment would however have the potential to have a major positive impact on the objective relating to reducing the environmental impacts of consumption and production due to this site having been identified by the Greater Manchester Waste DPD as having the potential to accommodate waste management facilities. The use of the site for housing or mixed use development would have an uncertain impact on this objective due to these options having the potential to result in the loss of a site that has been identified Waste DPD as suitable for waste management facilities.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Former LNG Site, Broadway, Partington		
Site Reference	CFS12-1097-40; Employment Site 80030		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	28.58 ha

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that is within Partington Priority Regeneration Area and which is also in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy SL5 requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>The site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	?	+	Low	Local	Long term	Secure contributions towards enhancing public transport services	
	Employment	0	?	+	Low	Local	Long term		
	Mixed Use	0	?	+	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 400m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site adjoins a range of uses, including areas of open space. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within Partington Priority Regeneration Area and could support the regeneration of this area and thereby have a major positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within a Priority Regeneration Area and could therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		
	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Low	Local	Long term		

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
population	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 1800m of a sports facility and the proposed use of the site for housing or mixed use development incorporating a residential element therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty about this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development is unlikely to have any significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington on congestion.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Secondary impacts on air quality and contributions to climate change.								

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is immediately adjacent to a wildlife corridor and an SBI. Given the proximity of the site to these features, the use of the site for housing, employment or mixed use development could have a negative impact on these designated natural assets. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 but is within an area that has been identified as a surface water management zone and adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have some positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing, employment or mixed use development could result in the remediation of a site which is identified by the Contaminated Land Prioritisation Mapping as potentially containing high risk contaminated land. As such, each of the proposed uses of the site could have a major positive impact on the objective								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high/medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The redevelopment of this largely vacant site for any of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is not within an AQMA but it is also in excess of 400m from a Quality Bus Corridor and more than 800m from a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
landscape and townscape character and cultural facilities	There are no Conservation Areas or listed buildings within 300m of the site and the proposed development of the site is unlikely to have a significant impact on landscape or townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Medium	Borough wide	Long term		
	Mixed Use	0	++	++	Medium	Borough wide	Long term		
	The site was allocated for employment development in the UDP. The Employment Land Study has however highlighted that there is a surplus of employment land in Trafford and the site is not within Trafford Park Core. As such, the proposed use of the site for housing would have no significant impact on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and could have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within the Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Employment	0	?	?	Low	More than local	Long term		

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	?	?	Low	More than local	Long term		
<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.</p>									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>									
Sustainability Summary									

Former LNG Site, Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses would have a major positive impact on the objectives of reducing poverty and social exclusion and improving qualifications and skills; and some positive impact on the objectives relating to improving access to essential services and facilities; crime; and enhancing transport infrastructure and choice of travel mode.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect on the environmental objectives relating to reducing contributions to climate change; and reducing the impacts of climate change. In addition, each use would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potential high risk contaminated land and could therefore have a major positive impact on the objective relating to land resources and contaminated land and some positive effect on the objective relating to water quality. The use of the site does however have the potential to have some negative impact on the objective relating to biodiversity due to the proximity of the site to designated natural assets. In addition, each of the proposed uses could generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. Each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objectives that relate to health and community welfare.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Land at Carrington Chemical Manufacturing Works		
Site Reference	CFS07-1026-61 & CFS07-1098-61; Employment Site 32132		
Proposed Use	Housing, Employment or Mixed Use	Site Area	91.08 ha

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site and would be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								
S3. Enhance transport	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	?	+	Low	Local	Long term		transport services
	Mixed Use	0	?	+	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. The proposed use of the site for housing, employment or mixed use development therefore has the potential to have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Carrington area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The use of the site for housing would result in the provision of housing in a location that is within close proximity to Partington Priority Regeneration Area. As such, this use of the site could support the regeneration of the Priority Regeneration Area and have a positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.									
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term. The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a major source of noise identified by Defra. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington	Secure enhancements to public transport provision as part of the wider developments in
	Employment	-	-	-	Medium	Local	Long term		

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	-	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air quality and contributions to climate change.	the Carrington area.
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
The Carrington Moss Wetland SBI is within the site and the site is immediately adjacent to another SBI. A significant part of the site is also within 300m of a designated wildlife corridor. Consequently, due to the proximity of the site to these designated natural assets, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on biodiversity and, as a consequence, could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.									
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. Parts of the site are however in an area that has been identified as a surface water management zone and the site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. Consequently, each of the proposed uses has the potential to have some positive impact on the objective.									

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Part of the site is identified in the Greater Manchester Waste DPD as an area that is suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities. The use of the site for housing or mixed use development incorporating a residential element would have an uncertain impact on this objective as both of these uses would result in the loss of a site that has been identified Waste DPD as a suitable for waste management facilities.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site comprises predominantly of previously developed land and large sections of the site are identified in the Trafford Contaminated Land Prioritisation mapping as potentially high risk contaminated land. As such, each of the proposed uses could result in the remediation of high risk contaminated land and could therefore have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation areas of land which has been identified by the Contaminated Land Prioritisation Mapping as potentially high risk sites. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Each of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is not within an AQMA but it is also not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets and is unlikely to have a significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A Borough wide Borough wide	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low		Long term		
	Mixed Use	0	++	++	Low		Long term		
	The proposed use of the site for housing is a non-commercial use and would not result in the loss of a site within Trafford Park Core that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium		Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	Local	Long term	Secondary impacts on increased employment opportunities.	

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	<p>The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.</p>								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low		Long term		
	<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.</p>								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>								
Sustainability Summary									

Land at Carrington Chemical Manufacturing Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving qualifications and skills. Each of the proposed uses could also have a positive effect on the objective relating to enhancing transport infrastructure and choice of travel mode in the longer term. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses could result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land and could therefore have a major positive impact on the objective relating to land resources and contaminated land and some positive effect on the objective relating to water quality. The use of the site for housing, employment or mixed use development could also have a positive effect on the environmental objectives relating to reducing contributions to climate change and reducing the impacts of climate change. Each of the proposed uses could however have a negative impact on a number of environmental objectives. Specifically, each use could have a negative impact on the objective relating to biodiversity due to the proximity of the site to designated natural asset. In addition, each of the proposed uses could generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality.</p> <p>By resulting in the provision of housing in a Strategic Location, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. Both of these uses could also have some positive effect on the objective relating to community welfare. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development could have some positive effect on this objective. In addition, the use of the site for employment would have the potential to have a major positive impact on the objective relating to reducing the environmental impacts of consumption and production due to this site having been identified by the Greater Manchester Waste DPD as having the potential to accommodate waste management facilities. The use of the site for housing or mixed use development would have an uncertain impact on this objective due to these options having the potential to result in the loss of a site that has been identified Waste DPD as suitable for waste management facilities.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land off Common Lane, Carrington		
Site Reference	CFS07-1097-169; Employment Site 32019/00		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	30.87 ha

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that is within Partington Priority Regeneration Area and which is also in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy SL5 requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	+	+	Low	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is less than 250m from a bus stop and there some services and facilities within walking distance of the site. The site is also adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network. The proposed use of the site for housing, employment or mixed use development therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a positive impact on the objective. There is however only a low level of certainty about this impact because the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Carrington area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within Partington Priority Regeneration Area and could support the regeneration of this area and thereby have a major positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within a Priority Regeneration Area and could therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington	Secure enhancements to public transport provision as part of the wider developments in
	Employment	0	-	-	Medium	Local	Long term		

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air quality and contributions to climate change.	the Carrington area.
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is immediately adjacent to a wildlife corridor and is also less than 20m from a SBI. Given the proximity of the site to these features, the use of the site for housing, employment or mixed use development could have a negative impact on these designated natural assets. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 but is within an area that has been identified as a surface water management zone and adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have some positive impact on the objective.								

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing, employment or mixed use development could result in the remediation of a site which is identified by the Contaminated Land Prioritisation Mapping as potentially containing both high and medium risk contaminated land. As such, each of the proposed uses of the site could have a major positive impact on the objective								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high/medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development would therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The redevelopment of this largely vacant site for any of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is partly within an AQMA and it is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site and the proposed development of the site is unlikely to have a significant impact on landscape or townscape character. As such, each of the proposed uses is unlikely to have a significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low	Borough wide	Long term		
	Mixed Use	0	++	++	Low	Borough wide	Long term		
	The site was allocated for employment development in the UDP. The Employment Land Study has however highlighted that there is a surplus of employment land in Trafford and the site is not within Trafford Park Core. As such, the proposed use of the site for housing would have no significant impact on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and could have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location within the Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
term sustainability of Trafford's Town Centres	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low	More than local	Long term		
<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.</p>									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>									
Sustainability Summary									

Land off Common Lane, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the uses would have a major positive impact on the objective of reducing poverty and social exclusion and could have some positive impact on the objectives relating to improving access to essential services and facilities; education and skills; and enhancing transport infrastructure and choice of travel mode. However, as the site is less than 200m from a major source of noise pollution, each of the proposed uses could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect on the environmental objectives relating to reducing contributions to climate change; and reducing the impacts of climate change. In addition, each use would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potential high/medium risk contaminated land and would therefore have a major positive impact on the objective relating to land resources and contaminated land and could also have some positive effect on the objective relating to water quality. The use of the site does however have the potential to have some negative impact on the objective relating to biodiversity due to the proximity of the site to designated natural assets. In addition, each of the proposed uses could generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. Each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Strategic Location, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for either employment or mixed use development could have some positive effect on this objective.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land off Crampton Lane		
Site Reference	CFS07-1257-9		
Proposed Use	Housing, Employment or Mixed Use	Site Area	1.95 ha

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Part of the site is within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The proposed use will result in the provision of housing, employment or mixed use development in a location that is within 250m of a bus stop. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	--	--	Low	Local	Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is situated in a predominantly residential area although it does adjoin open space to the north and west. The use of the site for housing or mixed use development incorporating a residential element would therefore result in the provision of housing in a largely residential area and would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4. The use of the site for employment would result in the provision of an economic use in a location that is isolated from other employment areas and could therefore have a negative impact on this objective.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not within a Regeneration Area and it is considered that the proposed use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term		

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and skills of the resident population	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.									
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington on congestion.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
Secondary impacts on air quality and contributions to climate change.									

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing will inevitably generate a degree of traffic and the site may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is less than 250m from a bus stop. There are however presently few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on this objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is adjacent to a designated wildlife corridor. Consequently, due to the proximity of the site to this designated natural asset, the use of the site for housing, employment or mixed use development has the potential to have an adverse effect on biodiversity and, as a consequence, could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Although the majority of the site is within Flood Zone 1, parts of the site are within Flood Zones 2 and 3. The site is therefore considered to be at a medium/high risk of flooding and its redevelopment for housing, employment or mixed use development could increase flood risk elsewhere unless appropriate flood mitigation measures are implemented. As such, each of the proposed uses has the potential to have a negative impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release additional greenfield land.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site comprises partially of previously developed land but it is not included in NLUD or identified as a potentially contaminated site by the Trafford Contaminated Land Prioritisation Mapping. The majority of the site is however greenfield. Consequently, as the use of the site for housing, employment or mixed use development would result in the loss of some greenfield land, each of the proposed uses would have some negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		The site is within 250m of a watercourse. The use of the site for housing, employment or mixed use development would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, each of the proposed uses would be unlikely to have a significant impact on water quality.
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
E8. Protect and improve air quality	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The site is not within an AQMA. The use of the site for housing, employment or mixed use development would however inevitably generate a degree of traffic and result in some vehicular emissions that could have a detrimental impact on air quality. A portion of the site is less than 250m from a bus stop. There are however presently few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development could have an uncertain impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	?	?	Low	N/A	N/A		Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	Employment	0	?	?	Low	N/A	N/A		
	Mixed Use	0	?	?	Low	N/A	N/A		
	The site is immediately adjacent to the grade II listed Westwood Lodge. Consequently, the proposed use of the site for housing, employment or mixed use development has the potential to have an impact upon the setting of this designated heritage assets and, as such, each of the proposed uses would have an uncertain impact on the objective.								
Economic									

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect			Secondary, cumulative, synergistic	Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Low	Local	Long term		
	The proposed use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The site is however not in particularly close proximity to any of Trafford's cultural assets and the use of this site for housing, employment or mixed use development is unlikely to have a significant effect on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.</p>								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.</p>									
Sustainability Summary									

Land off Crampton Lane									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses would have a positive impact on the objectives relating to improving accessibility to essential services and facilities and education and skills. However, each of the proposed uses has the potential to have an uncertain impact on the objective relating to enhancing transport infrastructure and choice of travel mode. In addition, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would have a positive effect on the environmental objectives relating to reducing contributions to climate change. Each of the proposed uses would however generate additional traffic and could have a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The development of the site would result in the loss of some greenfield land and would therefore have a negative impact on the objective relating to land resources. The development of the site could also have a negative impact on the objectives relating to biodiversity and reducing the impacts of climate change and an uncertain impact on the objective relating to townscape character.</p> <p>The use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have a positive impact on the objective relating to crime whereas the use of the site for either employment development has the potential to have a major negative effect on the objective.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance and also on the objective relating to reducing disparities.</p>									

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Site Address	Land to the north of Broadway, Partington		
Site Reference	CFS12-1097-170		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	3.6 ha

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that is within Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area and adjacent to a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	+	+	Low	Local	Long term	Secure contributions towards enhancing public transport services	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is less than 250m from a bus stop and there are some services and facilities within walking distance of the site. Each of the proposed uses of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site adjoins a range of uses, including areas of open space. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within Partington Priority Regeneration Area and could support the regeneration of this area and thereby have a major positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within a Priority Regeneration Area and could therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term		

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
and skills of the resident population	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
<p>The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.</p>									
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
<p>Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.</p>									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.</p>									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington on congestion.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
<p>Secondary impacts on air quality and contributions to climate change.</p>									

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The redevelopment of this presently vacant site for any of the proposed uses would inevitably generate additional traffic. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within walking distance of a bus stop and other local facilities, it is considered that each of the proposed uses has the potential to have some negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is immediately adjacent to a wildlife corridor and is also less than 100m from a SBI. Given the proximity of the site to these features, the use of the site for housing, employment or mixed use development could have a negative impact on these designated natural assets. Each of the proposed uses of the site therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 but is within an area that has been identified as a surface water management zone and adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have some positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The land to the north of Broadway is not an NLUD site nor is it identified as a potential area of contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to result in the remediation of any contaminated land. The site appears to be greenfield and, as such, each of the proposed uses would result in the loss of some greenfield land and would have a negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. Nevertheless, the land to the south of Broadway is not an NLUD site nor is it identified as a potential area of contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to result in the remediation of any contaminated land. Each of the proposed uses are therefore unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is not within an AQMA and there is a bus stop and some local facilities within walking distance of the site. Nevertheless, the redevelopment of this presently vacant site for any of the proposed uses would inevitably generate additional traffic and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and taking into account the size of the site and the scale of development it could potentially accommodate, it is considered that each of the proposed uses could have some negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site and the proposed development of the site is unlikely to have a significant impact on landscape or townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.								

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	More than local	Long term		
	Mixed Use	0	+	+	Medium	More than local	Long term		
	The proposed use of the site for housing would not result in the loss of a previously identified employment site within Trafford Park Core and would be unlikely to have any significant impact on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. Each of these proposed uses would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within the Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	Local	Long term	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martin's which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land to the north of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses would have a major positive impact on the objectives of reducing poverty and social exclusion and improving qualifications and skills; and some positive impact on the objectives relating to improving access to essential services and facilities; crime; and enhancing transport infrastructure and choice of travel mode. However, as the site is less than 200m from a major source of noise pollution, each of the proposed uses could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on the environmental objectives relating reducing contributions to climate change and reducing the impacts of climate change. Each of the proposed uses could however generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The use of the site also has the potential to have some negative impact on the objective relating to biodiversity due to the proximity of the site to designated natural assets. In addition, each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production and, by resulting in the loss of an area of greenfield land, could have a negative impact on the objective of conserving land resources.</p> <p>By resulting in the provision of housing in a Priority Regeneration Area, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a positive impact on the objective relating to enhancing Trafford's economic performance. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities by creating employment opportunities in a Priority Regeneration Area and some positive effect on the objective of enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Land to the south of Broadway, Partington		
Site Reference	CFS12-1097-171		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	1.95 ha

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that is within Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p> <p>The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area and adjacent to a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	+	+	Low	Local	Long term	Secure contributions towards enhancing public transport services	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is less than 250m from a bus stop and there are some services and facilities within walking distance of the site. Each of the proposed uses of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site adjoins a range of uses, including areas of open space. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within Partington Priority Regeneration Area and could support the regeneration of this area and thereby have a major positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within a Priority Regeneration Area and could therefore also have a major positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term		

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
and skills of the resident population	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
<p>The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships in a Priority Regeneration Area and could also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.</p>									
S8. Improve the health and, inequalities in health of the population	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term		
<p>The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 1800m of a sports facility and the proposed use of the site for housing or mixed use development incorporating a residential element therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty about this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development is unlikely to have any significant impact on the objective.</p>									
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
<p>The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.</p>									
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Cumulative impact with other developments in Carrington on congestion.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
<p>Secondary impacts on air quality and contributions to climate change.</p>									

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The redevelopment of this presently vacant site for any of the proposed uses would inevitably generate additional traffic. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that there are some local facilities within walking distance of the site, it is considered that each of the proposed uses has the potential to have some negative impact on the objective. However, given the size of the site and the scale of development that it would be likely to accommodate, there is only a low level of certainty that any impact on the objective would be significant.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within 300m of a wildlife corridor and two SBIs. Nevertheless, the site is separated from these designated natural assets by existing built development and/or open land. As such, each of the proposed uses is unlikely to have a significant impact on any designated natural assets. Each of the proposed uses would however have the potential to have a positive impact on the objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Carrington low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 but is within an area that has been identified as a surface water management zone and adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have some positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The land to the south of Broadway is not an NLUD site nor is it identified as a potential area of contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to result in the remediation of any contaminated land. The site appears to be greenfield and, as such, each of the proposed uses would result in the loss of some greenfield land and would have a negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	0	0	Medium	N/A	N/A		The land to the south of Broadway is not an NLUD site nor is it identified as a potential area of contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to result in the remediation of any contaminated land. In addition, the site is in excess of 250m from the nearest watercourse. Each of the proposed uses of the site is therefore unlikely to have a significant impact on water quality.
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
E8. Protect and improve air quality	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The redevelopment of this presently vacant site for any of the proposed uses would inevitably generate additional traffic and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. The site is not however within an AQMA and there is a bus stop and a number of local facilities within walking distance of the site. Consequently, and taking into account the size of the site and the scale of development that it would be likely to accommodate, it is uncertain whether the proposed use of the site would have a significant impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		There are no Conservation Areas or listed buildings within 300m of the site and the proposed development of the site is unlikely to have a significant impact on landscape or townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
Economic									

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The proposed use of the site for housing would not result in the loss of a previously identified employment site within Trafford Park Core and would be unlikely to have any significant impact on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. Each of these proposed uses would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within the Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within Bucklow St Martins which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not located in close proximity to any of Trafford's town centres and the Regional Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								

Land to the south of Broadway, Partington									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses would have a major positive impact on the objectives of reducing poverty and social exclusion and improving qualifications and skills; and some positive impact on the objectives relating to improving access to essential services and facilities; crime; and enhancing transport infrastructure and choice of travel mode.</p> <p>The use of the site for housing, employment or mixed use development could also have a positive effect on the environmental objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. Each of the proposed uses could however generate additional traffic and have a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. Each of the uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production. In addition, by resulting in the loss of an area of greenfield land, each of the proposed uses could also have a negative impact on the objective of conserving land resources</p> <p>By resulting in the provision of housing in a Priority Regeneration Area, the use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing or mixed use development could also have some positive impact on the objective that relates to health.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a positive impact on the objective relating to enhancing Trafford's economic performance. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities by creating employment opportunities in a Priority Regeneration Area and some positive effect on the objective of enhancing Trafford's image as a tourism destination.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Site Address	Partington Wharfside		
Site Reference	CFS07-1045-77		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	22.66 ha

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use of the site would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area where Core Strategy policy SL5 applies and this policy requires the residential units provided in the Carrington Strategic Location to comprise predominantly of accommodation suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The proposed use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	0	+	+	High	Local	Long term	Cumulative impact with other developments in Carrington on the maintenance and enhancement of public transport services	
	Employment	0	+	+	High	Local	Long term		
	Mixed Use	0	+	+	High	Local	Long term		
	<p>Parts of the site are within 250m of a bus stop and the site is within 30 minutes travel time of a range of services and facilities. As such, the use of the site for housing, employment or mixed use development could have a positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is a Strategic Location which will be a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.</p>								

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public transport services
	Employment	0	?	+	Low	Local	Long term		
	Mixed Use	0	?	+	Low	Local	Long term		
	Each of the proposed uses would result in development taking place in a location that is within 250m of a bus stop and in a location that is adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network. There are however few facilities within walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, the impact of the proposed use of the site on this objective is uncertain in the short term. Core Strategy policy SL5 does however require development in this location to make a contribution towards new community facilities and deliver significant improvements to public transport. Each of the proposed uses of the site could therefore have a positive effect on the objective in the longer term.								
S4. Reduce crime, disorder and the fear of crime	Housing	0	--	--	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The proposed use of the site for housing would result in the provision of housing in a location that is isolated from other residential areas and would therefore have a major negative impact on this objective. There is however only a low level of certainty over this impact as any housing could potentially be designed in accordance with Core Strategy policy L7.4 and it is recognised that over the longer term the site is unlikely to be isolated from other residential areas as more residential development comes forward in the Carrington area. The use of the site for employment or mixed use development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment or mixed use development would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in a location that is within close proximity to Partington Priority Regeneration Area. As such, this use of the site could support the regeneration of the Priority Regeneration Area and have a positive impact on reducing poverty and social exclusion. There is however only a low level of certainty over this impact. The use of the site for employment or mixed use development would result in the creation of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive impact on this objective.								
S6. Encourage a sense of community identity and welfare and value	Housing	0	0	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	+	Medium	Local	Long term		

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
diversity, improve equity and equality of opportunity	The use of the site for housing or mixed use development is unlikely to have an impact on community facilities in the short term. Core Strategy Policy SL5 does however require housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. The use of the site for housing or mixed use development could therefore have a positive impact on the objective in the longer term The use of the site for employment is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within a Priority Regeneration Area. This school presently has a surplus of places and the proposed use of the site for housing or mixed use development incorporating a residential element could help address this surplus and support the long term future of this school. In addition, Core Strategy Policy SL5 requires housing in this location to make a contribution towards the provision of a new primary school by 2026 to serve the new residential community. As such, both of these uses could have a major positive impact on the objective. The use of the site for employment purposes has the potential to generate apprenticeships and may also have some positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	Parts of the site are within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other developments in Carrington	Secure enhancements to public transport provision as part of the wider developments in
	Employment	0	-	-	Medium	Local	Long term		

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air quality and contributions to climate change.	the Carrington area.
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Exclude area of the site that is designated as a SBI, and a suitable buffer, from the developable area.
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	--	--	Medium	Local	Long term		
The site is immediately adjacent to a wildlife corridor and a significant proportion of the site is designated as a SBI. Consequently, due to the proximity of the site to these designated natural assets, the use of the site for housing, employment or mixed use development has the potential to have a significant adverse effect on biodiversity and could even result in the loss of a SBI. As a consequence, each of the proposed uses could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, the level of certainty over this impact is not high.									
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. In addition, the site is also within a Low Carbon Growth Area where connection to low carbon energy schemes will be specifically encouraged. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is located entirely within Flood Zone 1 but is within an area that has been identified as a surface water management zone and adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have some positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Part of the site is identified in the Greater Manchester Waste DPD as an area that is suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities. The use of the site for housing or mixed use development incorporating a residential element would have an uncertain impact on this objective as both of these uses could result in the loss of a site that has been identified Waste DPD as a suitable for waste management facilities.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is included in the NLUD database and is also identified by the Trafford Contaminated Land Prioritisation Mapping as an area of potentially high risk contaminated land. Each of the proposed uses of the site therefore offers the opportunity to redevelop an NLUD site and remediate a site that is known to be contaminated. Each of the uses could therefore have a major positive effect on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The redevelopment of this presently vacant site for any of the proposed uses of the site would inevitably generate additional traffic and associated vehicular emissions. The site is partly within an AQMA and it is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Consequently, and notwithstanding the fact that the Core Strategy policy SL5 requires development in this location to make a contribution towards the delivery of significant improvements to public transport, it is considered that each of the proposed uses has the potential to have some negative impact on the objective, particularly given the size of the site and the scale of development it would be likely to accommodate. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site and the proposed development of the site is unlikely to have a significant impact on landscape or townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	++	++	Low	Borough wide	Long term		
	Mixed Use	0	++	++	Low	Borough wide	Long term		
	The proposed use of the site for housing is a non-commercial use and would not result in the loss of a site within Trafford Park Core that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective. The proposed use of the site for employment or mixed use development would result in the provision of employment uses within the Carrington focus area identified by policy W1.3 and has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment would result in the provision of employment and training opportunities in a location that is within 3km of Partington Priority Regeneration Area and could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on increased employment opportunities.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within Bucklow St Martins which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The proposed use of the site for employment or mixed use would have the potential to support this tourism destination and would have a positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether any employment or mixed use development would incorporate a use that is supportive of tourism. The use of the site for housing would be unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low	More than local	Long term		
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that it is presently unknown whether any employment development at the site would incorporate a B1 office element and it is also acknowledged that the Core Strategy identifies Carrington as an out-of-centre location where some office development can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of the site for employment or mixed uses purposes would have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									

Partington Wharfside									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the Partington Wharfside site for housing, employment or mixed use development has the potential to have a positive impact on a number of social objectives. In particular, each of the uses could have a positive impact on the objectives relating to improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving qualifications and skills. Each of the proposed uses could also have a positive impact on the objective of enhancing transport infrastructure and choice of travel mode in the longer term. However, due to the proximity of the site to a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect on the environmental objective relating to reducing contributions to climate change and reducing the impacts of climate change. In addition, by resulting in the remediation of potentially high risk contaminated land, each of the proposed uses could have a major positive impact on the objective of conserving land resources and reducing land contamination and could have some positive effect on the objective of protecting water quality. Each of the proposed uses could however generate additional traffic and have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The development of the site could also have a negative impact on the objective relating to biodiversity due to the fact that a significant proportion of the site is a designated natural asset.</p> <p>The use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objectives relating to achieving a better balance in the housing market. The use of the site for housing could however have a major negative impact on the objective relating to crime whereas the use of the site for employment or mixed use development could have some positive impact on the objective. The use of the site for employment would also have the potential to have a major positive impact on the objective relating to reducing the environmental impacts of consumption and production due to this site having been identified by the Greater Manchester Waste DPD as having the potential to accommodate waste management facilities. The use of the site for housing or mixed use development would have an uncertain impact on this objective due to these options potentially resulting in the loss of a site that has been identified Waste DPD as a suitable for waste management facilities.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for employment or mixed use development could have a major positive impact on the objective relating to enhancing Trafford's economic performance due to both of these uses resulting in employment development taking place in a location specified by Core Strategy policy W1.3. Both employment and mixed use development could also have a major positive effect on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain