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 Lo	cation Opti	ons										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social	•				•	•						
S1. Achieve a better balance and mix in the	Option 1	++	++	++	Low	ow Borough Long term Cumulative impact on wide securing a more balanced						
housing market between availability and demand	Option 2	++	++	++	Medium	Borough wide	Long term	housing market.				
	accommodation the Greater M Strategy as be needs. As Op	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 i 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	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the				
and facilities	Option 2	++	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.				
								n and a Quality Bus Corridor. Bo a major positive impact on the ob	th options would also result in the provision of a jective.			
S3. Enhance transport infrastructure, improve	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the				
choice of travel mode and quality of life to all communities.	Option 2	++	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.				

Pomona Strategic Lo	cation Opti	ons												
		Т	imescal	е			Nature of Eff	ect						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
		rve the pro	posed co	mmunity v	within the Strate				ort the delivery of a range of services and on choice of travel mode and the sub-objective					
S4. Reduce crime, disorder and the fear of crime	Option 1 Option 2	++ ++	++ ++	++ ++	Low Low	Local Local	Long term Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4					
	to have a majo	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.												
65. 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							
	options have t	he potenti es. Howev	al to have er, as Opt	a major p ion 1 is lik	positive impact o	on the object	tive and its sub-obje	ectives of reducing multiple depriv	Trafford Priority Regeneration Area. As such, both rations and improving the financial position of low evel of certainty that this option would have a					
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1 Option 2	+++	+ +	++	Medium Medium a number of com	Local Local Imunity facil	Long term Long term lities within the Stra	tegic Location. Consequently, bot	h options could have a positive impact on the					
S7. Improve qualifications and skills of the resident	Option 1 Option 2	+ ?	+ ?	+ ?	Medium Low	Local Local	Long term Long term	Increased opportunities and quality of life.						

Pomona Strategic Lo	cation Opti	ons											
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
population	community in the objective. could also hav 1-form primar	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 of 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 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 Option 2 Both options v	+ + would resu	+ + It in the pr	+ + rovision of	Medium Medium a range of facil	Local Local ities to serve	Long term Long term e the proposed resi	Secondary impacts on quality of life. dential community at Pomona, inc	luding health facilities. Both options could				
	therefore have	e a positive	e impact o	n the obje				• •					
S9. Protect and improve local neighbourhood quality	Option 1 Option 2 Both options v quality.	+ + would resu	+ + It in the re	+ + edevelopm	Medium Medium nent of a numbe	Local Local r of vacant a	Long term Long term and neglected sites.	Improved perceptions of the area. Consequently, both options wou	d have a positive impact on local neighbourhood				
Environment	•••												
E1. Reduce the effect of traffic on the environment	Option 1 Option 2	0-	0 -	0 -	Low Low	N/A Local	N/A Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.				
	likely to gener	ate some	additional	traffic. W	hilst the amount	of developr	ment that would be	delivered under option 1 may be a	is recognised that both development options are unlikely to have a significant impact on the he delivery of a greater quantum of development.				
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	Option 1 Option 2	-	-	-	Low Low	Local Local	Long term 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.				
morphological features	could therefor	e have a r	legative in	npact on t	hese designated	d natural as	sets and therefore h	nave a negative impact on the obj	ester Ship Canal wildlife corridors. Both options ective. However, in the absence of appropriate 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 Lo	cation Opti												
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to				
climate change	Option 2	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.				
					aking place in a e of minimising			e 2. Consequently, both options	would have the potential to have a negative				
E5. Reduce the	Option 1	?	?	?	Low	Local	Long term	Secondary impact on the	Use of the development management process				
environmental impacts of consumption and	Option 2	?	?	?	Low	Local	Long term	need to identify landfill sites	to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
production	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	Option 1	++	++	++	Medium	Local	Long term						
resources and reduce land	Option 2	++	++	++	Medium	Local	Long term						
contamination	Prioritisation N	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	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on					
water quality	Option 2	+	+	+	Medium	Local	Long term	biodiversity and the perceptions of the area					
Both options could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being p are a potential source of pollutants to the adjacent watercourses. In addition, by resulting in the redevelopment of a largely vacant, previou could improve the setting of the Manchester Ship Canal and Bridgewater Canal. Consequently, both options have the potential to have a									acant, previously developed site, both options				
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 Lo	cation Opti	ons									
		Т	imesca	le			Nature of Eff	ect			
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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 Strategic Location itself. Nevertheless, the site is partly within the buffer for an AQMA associated with the A56 and both opti development being directed to this area. New development, particularly housing and office development, has the potential to in the area and could therefore have an adverse impact on air quality. There is however only a low level of certainty over this served by public transport and well-connected to local services and facilities and also because a detailed air quality management.									ons would result in significant amounts of o generate some additional vehicular movements s impact due to the fact that the site is well		
E9. Protect and enhance Option 1 + + + Medium Local Long term Secondary impact							re Strategy policy SL1 requires d	evelopment in the LCCC Strategic Location to			
Economic	the setting of t	unis desigi		lage asser							
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1 Option 2	++	++ +	++ +	Medium Medium	More than local More than local	Long term Long term	Secondary economic impacts through the creation of jobs in the construction process.			
	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.			

	cation Opti		imesca	0			Nature of Eff		
		_							
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
in areas of disadvantage	Option 2	++	++	++	Low	More than local	Long term		
	options have t	the potenti	al to have	a major p	ositive impact o	on the object	tive by resulting in th	he creation of physically accessib	rafford Priority Regeneration Area. As such, both e employment opportunities. However, as Option have a major positive impact on the objective.
EC3. Enhance Trafford's	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on job	
image as a tourism	Option 2	+	+	+	Medium	Local	Long term	creation and prosperity.	
destination	Trafford's ima	ge as a to	urism des	tination, in	cluding the LCC	CC ground,	Manchester United's		to a number of attractions that are important for War Museum. Both options therefore have the destination.
EC4. Encourage the long	Option 1	0	0	0	Medium	N/A	N/A		
term sustainability of	Option 2	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	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'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.								
	Trafford's town include a sign Trafford Other development.	n centres. ificant eler r Town Ce In additior	ment of B ntre Uses n, the Cor	l office. Ne Study (20 e Strategy	evertheless, a n 10) established	eed for offic that there a	e development in that is the second sec	he Borough was identified by the T ficient suitable and available sites	rafford Employment Land Study (2009) and the in Trafford's town centres for office
EC5. Improve the social	Trafford's town include a sign Trafford Other development.	n centres. ificant eler r Town Ce In additior	ment of B ntre Uses n, the Cor	l office. Ne Study (20 e Strategy	evertheless, a n 10) established	eed for offic that there a	e development in that is the second sec	he Borough was identified by the T ficient suitable and available sites	rafford Employment Land Study (2009) and the in Trafford's town centres for office
EC5. Improve the social and environmental performance of the	Trafford's town include a sign Trafford Other development. significant imp	n centres. ificant eler r Town Ce In addition pact on the	ment of B ntre Uses n, the Cor objective	l office. Ne Study (20 e Strategy	evertheless, a n 10) established identified Pomo	eed for offic that there a ona as a loc	e development in th are likely to be insuff ation where office d	he Borough was identified by the T ficient suitable and available sites	rafford Employment Land Study (2009) and the in Trafford's town centres for office

Pomona Strategic Location Options													
		Т	imescal	e			Nature of Effe						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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.

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.

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 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.

		Key fo	r effects		
++ major positive;	+ minor positive;	0 neutral;	 minor negative; 	 – major negative; 	? uncertain

POM1 – Pomona Stra	tegic Loc	ation								
	T	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social		2		•	2.		•			
S1. Achieve a better balance and mix in the	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.			
housing market between availability and demand	and tenure of suitable for Greater Mar	of housing the families. The nchester Str	nat would be strategic le ategic Hous	e delivered, Cor ocation therefor sing Market Ass	e Strategy pole e has the pote essment (SHM	licy SL1 states a pro ential to make a long /IA) (2008) and upd	oportion of the housing in the Pomona g term contribution to the need for famil	here is presently limited information on the type Strategic Location should be accommodation ly and affordable housing, as identified in the site being in an area that is classified by the 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.			
								Om from a Quality Bus Corridor. As a result, the nave a major positive impact on the objective.		
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all	++	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.			
communities.				trategic Locatior				rved by public transport and could therefore have		
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 Stra	tegic Loc	ation								
	Т	imescale				Nature of Ef	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	land that is i this location The level of	mmediately , the policy certainty of	adjacent to could result this impact	Cornbrook Me in the creation is not however	trolink station of a significan high as it is re	and within the Old T t number of employ cognised that the p	rafford Priority Regeneration Area. By ment opportunities and could thereby h	delivered during the plan period on accessible supporting the provision of office development in have a major positive impact on the objective. In close proximity to areas of deprivation does not on.		
S6. Encourage a sense of	++	++	++	Medium	Local	Long term				
community identity and welfare and value diversity, improve equity and equality of opportunity				port the delivery sunity identity ar		community facilities	s to serve the proposed community at I	Pomona and therefore has the potential to have a		
S7. Improve qualifications	+	+	+	Low	Local	Long term				
and skills of the resident	The propose	ed boundary	would resu	It in the provision	on of employm	nent development in	an accessible location within a Priority	/ Regeneration Area. The policy has the potential		
population				uld have a posi pment would of			e is however only a low level of certain	ty over this impact as it is presently uncertain		
S8. Improve the health and, inequalities in health	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.			
of the population	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	+	+	+	Medium	Local	Long term				
local neighbourhood quality	The propose have some				ement of the a	ppearance of a num	ber of neglected sites that detract from	n local neighbourhood quality. It could therefore		
Environment										
E1. Reduce the effect of	-	-	-	Low	Local	Long term	Secondary impacts on air quality	Secure enhancements to public transport		
traffic on the environment							and greenhouse gas emissions.	services.		

POM1 – Pomona Stra	tegic Loc	ation							
		imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	vacant, prev proximity to	iously deve a number o	loped sites, f roads that	particularly for	residential and by the LDF Tr	d office developmer ansport Modelling F	t could generate some additional vehic	vertheless, the re-development of these largely cular movements and the site is located in close capacity ratio of 85% or greater. As such, the	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	?	?	?	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.	
morphological features Directing development to the area defined by the proposed Pomona Strategic Location boundary would lead to a significant amount of development taking place adjact 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 of 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 element 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.	
	Zone 2. Cor However the	isequently, i e certainty o	the propose f this occuri	d boundary wou ring is only low,	uld have the p because the p	otential to have a no	egative impact on the objective and its rovision of areas of open space. It ther	ent taking place in a location that is within Flood sub-objective of minimising the risk of flooding. refore has the potential to offset any negative nate change and reduce surface water run-off.	

POM1 – Pomona Stra	tegic Loc	ation												
	Т	imescale				Nature of E	ffect							
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
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.						
production		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	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area							
contamination	Directing development to the area defined by the proposed Pomona Strategic Location boundary would focus development on an area that comprises predomin vacant, previously developed land and which contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potent 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 happositive 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.							
	Contaminate redevelopm	ed Land Price	oritisation M ely vacant,	apping as being previously deve	potentially co loped site, the	ontaminated and when proposed boundar	nich are a potential source of pollutants	ation of sites that are identified in the Trafford to the adjacent watercourses. By promoting the f the Manchester Ship Canal and Bridgewater						
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. Neverthe part of the proposed area is within an AQMA and the development proposed for the Pomona Strategic Location, particularly the proposed housing and office develop 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 lo 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 detai guality 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 Stra	tegic Loc	ation						
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
distinctiveness of landscape and townscape character and cultural facilities				uld support the ave some positi		cts from the setting of the grade II listed		
Economic	-			-				
EC1. Enhance Trafford's high performance and	++	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity.	
sustainable economy to provide a powerful contribution to regional growth	proximity to Centre. The	key drivers e policy there	of the regio efore has th	nal economy, in	Icluding Manch Iake a significa	hester City Centre a ant contribution to T	and MediaCity. Further housing provision	erved by public transport and which is in close on will also support the growth of the Regional e sub-objective of ensuring the supply of
EC2. Reducing disparities	++	++	++	Medium	More than	Long term	Secondary impacts on quality of	
by releasing the potential					local	A /1 CC C	life.	
of all residents particularly in areas of disadvantage								delivered during the plan period on accessible supporting the provision of office development in
	this location objective. T	, the policy of the level of th	could result certainty of t	in the creation of this impact is not	of a significan ot however hig	t number of employ h as it is recognised		uld thereby have a major positive impact on the elopment in close proximity to areas of
EC3. Enhance Trafford's image as a tourism	+	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity.	
destination	LCCC grour	nd, Manches	ster United's		m and the Imp	erial War Museum.		nage as a tourism destination, including the that is close to these assets, the proposed
EC4. Encourage the long	0	0	0	Medium	N/A	N/A		
term sustainability of Trafford's Town Centres	developmen	it in the Bord	ough was id	entified by the T	Trafford Emplo	yment Land Study		ation. Nevertheless, a need for office entre Uses Study (2010) established that there re Strategy identified Pomona as a location
							kely to have a significant impact on the	
EC5. Improve the social	+	+	+	Low	Local	Long term		

POM1 – Pomona Stra								
	-	imescale				Nature of E		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
and environmental performance of the economy							on that is accessible by a choice of moo pact on the social and environmental p	des of transport and which is well-related to erformance of the economy.
Sustainability Summary	-							
Trafford's economic performa objective relating to the social positive effect on the objective largely vacant land and any ne impact on the objective relatin The proposed boundary would Land Prioritisation Mapping as and some positive effect on th Weir and could therefore have	nce; reducing and environm e relating to ec- ew developme g to crime and d also result in s potentially co- ne objective or e a positive imp	disparities; nental perfor lucation and ent would ha I fear of crim n developme ontaining hig f improving pact on the o	reducing pc mance of th skills by ge ve the pote ne. ent being di h risk conta water qualit objective of	verty and socia ne economy. The nerating apprentiated to be built in rected to an are minated land. The y. The developmenhancing towr	I exclusion; a ne provision o nticeships. In n accordance ea that compri- he redevelop ment of the la nscape charac	ccess to services a f employment devel addition, the develo with policy L7.4 of ises principally of pr ment of the site cou ind identified by the cter.	nd facilities; and enhancing choice of the opment in an accessible location within pment of the area identified by the polition the Core Strategy. As such, the policy reviously developed land and parts of the therefore have a major positive imparts boundary also has the potential to entitie the policy of the potential to entitle the policy boundary also has the potential to entitle the policy area of the potential to entitle the policy area of the policy boundary also has the potential to entitle the policy area of the policy boundary also has the potential to entitle the policy boundary positive imparts of the policy boundary also has the potential to entitle the policy boundary policy boundary boundary boundary also has the potential to entitle the policy boundary	najor positive impact on the objectives related to transport mode; and some positive impact on the n a Priority Regeneration Area could also have icy would lead to the redevelopment of an area of would have the potential to have a major positive which are identified in the Trafford Contaminate act on the objective relating to land contamination hance the setting of the grade II listed Brindley
on the objective that relates to	o achieving a l s in close prox	better baland	ce and mix umber of at	in the housing r	narket and so	ome positive effect o	on the objective that relates to commun	nity identity and welfare. In addition, by leading the potential to have some positive effect on the potential to have some potential to
would also have the potential	to have an un	icertain or ne	egative imp	act on the object	ctives relating	to biodiversity; air o	quality; reducing contributions to climat	ective of reducing the effects of climate change. the change; reducing the environmental impacts of se objectives and a range of mitigation measure
					k	Key for effects		

0 neutral;

- minor negative;

– major negative;

? uncertain

++ major positive;

+ minor positive;

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, Pom	ona Strand								
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	•		<u>-</u>	<u>-</u>		-		•	
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Regeneration Core Strategy potential to ma (SHMA) (2008 certainty that i The site has p	Area and policy L3 ake a long b) and upd t would m previously	in the Por seeks to l term con late report ake a sigr been iden	nona Stra broaden th tribution to : (2010). H nificant con tified for re	tegic Location. the range (includ to the need for fa lowever, due to ntribution toward esidential develo	Although the ing affordab mily and aff the site beir ds affordable opment by t	re is presently limit ility and type) of the ordable housing, as ng in an area classif e housing needs. he SHLAA and, as	ed information available on the ty housing stock within the Priority identified in the Greater Manche fied by the Core Strategy as being such, its use for employment deve	f housing on a site that falls within a Priority pe and tenure of housing that would be delivered, Regeneration Area. The site therefore has the ster Strategic Housing Market Assessment g a 'cold' market area, there is only a low level of elopment would lead to the loss of a previously
			e. The use	of the site			-	have a major negative impact on	the objective.
S2. Improve accessibility	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	maintenance and	
and facilities	Mixed Use	++	+ +	+ +	High	Local	Long term	enhancement of public transport services	

Pomona Docks, Pom		_							
	F	-	imescal	<u> </u>	-	r	Nature of Eff		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	services by pu over time, the	ublic transp site is with	oort. As su hin a Strat	ich, each egic Loca	of the proposed ition that is a foc	l uses of the cus for signif	site would have a r icant levels of deve	major positive impact on the object	is also within 20 minutes travel time of essential tive. Whilst public transport services can chang a high level of certainty that that these public ong term.
S3. Enhance transport	Housing	+ +	+ +	+ +	Medium	Local	Long term	Cumulative impact on the	
nfrastructure, improve	Employment	++	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	++	+ +	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.	proposed use	of the site	for housi	ng, emplo	yment or mixed	use develop	pment therefore has	s the potential to significantly impr	cent to existing and proposed cycle routes. The ove the use of public transport and/or ure and improving choice of travel mode.
S4. Reduce crime, disorder	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process
and the fear of crime	Employment	+	+	+	Low	Local	Long term	on quality of life	to ensure development complies with Core
	Mixed Use	+	+	+	Low	Local	Long term		Strategy policy L7.4
	accordance w	ith Core S	trategy po	licy L7.4.	It would therefo	re have a po	ositive impact on the	e objective. There is however only re Strategy policy L7.4.	nent would have the potential to be designed in a low level of certainty over this impact due to
S5. Reduce poverty and	Housing	+ +	+ +	+ +	Low	Local	Long term	Positive secondary impacts	
social exclusion	Employment	++	+ +	+ +	Medium	Local	Long term	on quality of life.	
	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term		
	regeneration of employment of	of the area	and have s within a	a major Priority F	positive impact of Regeneration Ar	on the object ea which wo	tive. The use of the	site for employment or mixed use tial to reduce poverty and social e	Area and could make a contribution to the e development would result in the provision of exclusion. The proposed use of the site for
		0	+	+	Medium	Local	Long term		
S6. Encourage a sense of	Housing	0		•					
S6. Encourage a sense of community identity and	Employment	0	0	0	Medium	N/A	N/A		

Pomona Docks, Pom	ona Stranu								
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
diversity, improve equity and equality of opportunity	require housin	ng in this lo e impact o	ocation to	make a co ective in th	ontribution towa	rds a new pi	rimary school by 20	21 and the use of the site for hou	erm. Core Strategy Policy SL1 does however sing or mixed use development could therefore n community facilities and is unlikely to have any
S7. Improve qualifications and skills of the resident	Housing	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
population	Employment	+ +	+ +	+ +	Low	Local	Long term		
	Mixed Use	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
	within the Old Primary School	Trafford F	Priority Research	generation rating abo	n Area. Whilst S ove capacity. As	eymour Par such, in the	k School has a sma short term it is unc	Il surplus of places, Kings Road F ertain whether the proposed use	eymour Park School. All of these schools are Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does
	within the Old Primary Schoo impact on a so however requi positive impact Area and coul	Trafford F ol are pres chool with ire housing of on the o d therefor	Priority Rep sently open surplus pl g in this lo bjective in e have a r	generation rating abc laces or g location to l the longe major posi	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t	eymour Par such, in the d for extra c tion towards of the site f he objective	k School has a sma short term it is unco apacity to be provid a new primary sch for employment purp	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed us poses has the potential to general	Primary School and Old Trafford Community
S8. Improve the health	within the Old Primary Schoo impact on a so however requi positive impact Area and coul any occupier of	Trafford F ol are pres chool with ire housing of on the o d therefor	Priority Rep sently open surplus pl g in this lo bjective in e have a r	generation rating abc laces or g location to l the longe major posi	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t er apprenticeship	eymour Par such, in the d for extra c tion towards of the site f he objective os.	k School has a sma short term it is unc capacity to be provic s a new primary sch for employment purp . There is however	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed use poses has the potential to genera only a low level of certainty over t	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether
S8. Improve the health and, inequalities in health	within the Old Primary Schoo impact on a so however requi positive impac Area and coul any occupier o Housing	Trafford F ol are pres chool with ire housing of on the o d therefor	Priority Rep sently open surplus pl g in this lo bjective in e have a r	generation rating abc laces or g location to l the longe major posi	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t	eymour Par such, in the d for extra c tion towards of the site f he objective os.	k School has a sma short term it is unce capacity to be provid a new primary sch for employment purp . There is however of Long term	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed us poses has the potential to general	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether Use of acoustic assessments to establish the
S8. Improve the health and, inequalities in health of the population	within the Old Primary Schoo impact on a so however requi positive impact Area and coul any occupier of	Trafford F ol are pres chool with ire housing of on the o d therefor	Priority Rep sently open surplus pl g in this lo bjective in e have a r	generation rating abc laces or g location to l the longe major posi	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t er apprenticeship Medium	eymour Par such, in the d for extra c tion towards of the site f he objective os.	k School has a sma short term it is unc capacity to be provic s a new primary sch for employment purp . There is however	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed use poses has the potential to general only a low level of certainty over t Secondary impacts on quality	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether
and, inequalities in health	within the Old Primary Schoo impact on a so however requi positive impace Area and coul any occupier of Housing Employment Mixed Use The site is less sport and exel to partake in s proximity to th proposed use	Trafford F ol are pres chool with ire housing of on the o d therefor of the deve - - s than 180 rcise, althe sport or ex e Metrolin of the site	Priority Re- sently oper surplus pl g in this lo bjective in e have a r elopment - - - - - - - - - - - - - - - - - - -	generation rating abc laces or g ocation to in the longe major posis would offe - - - a sports fa recognise e site is h s another s ng, emplo	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t er apprenticeship Medium Low Medium acility. The propert d that the physic owever within 2 source of noise. syment or mixed	eymour Par such, in the d for extra c tion towards of the site f he objective os. Local Local Local Osed use of cal proximity 00m of the A Consequen use develop	k School has a sma e short term it is unc capacity to be provic s a new primary sch for employment purp . There is however of Long term Long term Long term the site for housing of a site to sports fa A56 which has been tty, due to the proxi pment has the poten	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed use poses has the potential to general only a low level of certainty over t Secondary impacts on quality of life or mixed use development theref acilities does not guarantee that t identified by Defra as a major so mity of the site to these sources on thial to have a negative impact on	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether Use of acoustic assessments to establish the degree of impact and to identify appropriate
and, inequalities in health	within the Old Primary Schoo impact on a so however requi positive impact Area and coul any occupier of Housing Employment Mixed Use The site is less sport and exer to partake in s proximity to th proposed use of certainty that	Trafford F ol are pres chool with ire housing of on the o d therefor of the deve - - s than 180 rcise, althe sport or ex e Metrolin of the site	Priority Re- sently oper surplus pl g in this lo bjective in e have a r elopment - - - - - - - - - - - - - - - - - - -	generation rating abc laces or g ocation to in the longe major posis would offe - - - a sports fa recognise e site is h s another s ng, emplo	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on t er apprenticeship Medium Low Medium acility. The propert d that the physic owever within 2 source of noise. syment or mixed	eymour Par such, in the d for extra c tion towards of the site f he objective os. Local Local Local Osed use of cal proximity 00m of the A Consequen use develop	k School has a sma e short term it is unc capacity to be provic s a new primary sch for employment purp . There is however of Long term Long term Long term the site for housing of a site to sports fa A56 which has been tty, due to the proxi pment has the poten	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed use poses has the potential to general only a low level of certainty over t Secondary impacts on quality of life or mixed use development theref acilities does not guarantee that t identified by Defra as a major so mity of the site to these sources on thial to have a negative impact on	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. fore has the potential to support participation in he occupants of the development would choose burce of noise. The site is also located in close of noise pollution, it is considered that the the objective. There is however only a low level
and, inequalities in health of the population	within the Old Primary Schoo impact on a so however requi positive impace Area and coul any occupier of Housing Employment Mixed Use The site is less sport and exer to partake in s proximity to th proposed use of certainty that sensitive use.	Trafford F ol are pres chool with ire housing of on the o d therefor of the deve - - s than 180 rocise, althous port or ex e Metrolin of the site at the use	Priority Re- sently oper surplus pl g in this lo bjective in e have a r elopment - - - - - - - - - - - - - - - - - - -	generation rating abor laces or g incation to in the longe major positive would offer 	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use itive impact on the apprenticeship Medium Low Medium acility. The proper d that the physic owever within 2 source of noise. source of noise.	eymour Par such, in the d for extra c tion towards of the site f he objective os. Local Local Local osed use of cal proximity 00m of the A Consequen use develop ment would	k School has a sma short term it is unce capacity to be provid s a new primary sch for employment purp . There is however of Long term Long term the site for housing of a site to sports fa A56 which has been tty, due to the proxi pment has the poten have a negative im	Il surplus of places, Kings Road F ertain whether the proposed use led at a school that already has a ool by 2021 and the proposed use boses has the potential to generat only a low level of certainty over t Secondary impacts on quality of life or mixed use development theref acilities does not guarantee that t identified by Defra as a major so mity of the site to these sources of thial to have a negative impact on boact on this objective given that th	Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. fore has the potential to support participation in he occupants of the development would choose burce of noise. The site is also located in close of noise pollution, it is considered that the the objective. There is however only a low level

Pomona Docks, Pom	ona Strand								
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
								ted site that detracts from local no ive impact on the objective.	eighbourhood quality as identified by the Trafford
Environment									
E1. Reduce the effect of	Housing	-	-	-	Low	Local	Long term	Secondary impacts on	Application of maximum car parking standards
traffic on the environment	Employment	-	-	-	Low	Local	Long term	greenhouse gas emissions	to encourage sustainable transport choices.
	Mixed Use	-	-	-	Low	Local	Long term	and air quality.	
	proximity to ro sustainable loo use of public t	ads that w cation that ransport a	vere show t is less th is an alter	n in the L an 400m native to t	DF Transport M from a Quality E travelling by car.	odelling Rep sus Corridor However, a	port as operating wit and is adjacent to C and taking into acco	th a volume over capacity ratio of Cornbrook Metrolink station. As s	e a degree of traffic and the site is located in close 85% or greater. The site is however in a uch, each of the proposed uses could support the ale of development it would be likely to e.
E2. Protect, enhance and	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development
restore open space,	Employment	-	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse
biodiversity, flora and fauna, geological and geo-	Mixed Use	-	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or mitigated.
morphological features									pes however adjoin the site and the use of the
		vever, in th	ne absend	e of appro	opriate ecologica				therefore have a negative impact on the ls to protect and enhance biodiversity, there is
E3. Reduce contributions	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	+	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	+	+	+	Low	Local	Long term	change	Strategy policy L5
									carbon, renewable and energy efficiency
									duce contributions to climate change. There is
		a low leve	I of certair					not any development delivered on	the site would incorporate these measures.
E4. Reduce impact of	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to
climate change	Employment	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.
	Mixed Use	-	-	-	Medium	Local	Long term		

		T	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	use of the site	for housir	ng, employ	/ment or r		opment cou	Ild therefore increas		sceptible to surface water flooding. The propose nerefore require some mitigation. As such, each
E5. Reduce the	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of consumption and production	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
								hy and, as such, the proposed us	d recycling. It is however presently unknown se would have an uncertain impact on the
E6. Conserve land	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on	
resources and reduce land	Employment	++	++	++	Medium	Local	Long term	perceptions of the area.	
contamination	Mixed Use	++	++	++	Medium	Local	Long term		
									D site which is also identified by the Trafford oposed uses could have a major positive impace
	on the objectiv	/e.							
E7. Protect and improve	on the objectiv Housing	ve. ++	+ +	+ +	Medium	Local	Long term	Secondary impacts on	
E7. Protect and improve water quality	· · · · ·	1	+++++	++ ++	Medium Medium	Local Local	Long term Long term	Secondary impacts on perceptions of the area and	
•	Housing	+ +					, v		
•	Housing Employment Mixed Use The site is an the site could	+ + + + + + area of lar improve th	+ + + + gely vaca	+ + + + nt, previo ance of th	Medium Medium usly developed e site and enha	Local Local and that is ince the sett	Long term Long term immediately adjacer ing of these waterco	perceptions of the area and the use of the canal for recreation ht to the Bridgewater Canal and th	ne Manchester Ship Canal. The development of otential source of contaminants. Accordingly, the
water quality	Housing Employment Mixed Use The site is an the site could proposed use	+ + + + + + area of lar improve th	+ + + + gely vaca	+ + + + nt, previo ance of th	Medium Medium usly developed e site and enha ajor positive imp	Local Local and that is ince the sett pact on the o	Long term Long term immediately adjacer ing of these waterco objective.	perceptions of the area and the use of the canal for recreation ht to the Bridgewater Canal and th purses. It could also eliminate a p	otential source of contaminants. Accordingly, th
•	Housing Employment Mixed Use The site is an the site could	+ + + + + + area of lar improve th has the po	+ + + + gely vaca	+ + + + nt, previo ance of th	Medium Medium usly developed e site and enha	Local Local and that is ince the sett	Long term Long term immediately adjacer ing of these waterco	perceptions of the area and the use of the canal for recreation ht to the Bridgewater Canal and th	

Pomona Docks, Pom	ona Strand												
		T	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E9. Protect and enhance	vacant and its and taking into	re-use for	housing, the size o	employm f the site a	ent or mixed use and the scale of	e developme developmer	ent would inevitably nt it would be likely f	generate some traffic. The site is	station. However, the site is presently largely also partially within an AQMA. Consequently, that each of the proposed uses of the site have ct on the objective.				
the diversity and distinctiveness of landscape and townscape	Employment Mixed Use	+ +	+ +	+ + 4	Medium Medium	Local Local	Long term Long term	area	a cite. At procent, the setting of this structure is				
character and cultural facilities	heavily influen	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 neavily 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 he 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	Medium	N/A	N/A	Potential positive secondary					
high performance and sustainable economy to provide a powerful	Employment	+ +	+ +	+ +	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.					
contribution to regional growth	Mixed Use	+ +	++	++	Medium	More than local	Long term						
	such, the prop employment d	oosed use levelopme with polic	is unlikely nt would r y W1.5 wl	to have a result in the hich seeks	any significant e e creation of en s to focus B1 off	ffects on the nployment o	objective. The use pportunities in one of ment towards Pomo	of the site for employment or mix of the focus areas identified by Co	usly been identified as employment land. As ted use development incorporating an element of ore Strategy policy W1.3 and could potentially be yment or mixed use development could therefore				
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A						
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and					
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.					
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and trainir	ng opportuni	ties in a Priority Reg		oyment or mixed use development has the ore have a major positive impact on the objective.				
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A						
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job					

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.	
	and is in relati the potential to	vely close o support f vn whethe	proximity this tourisi er any emp	to Manch m destina ployment o	ester United's for the ster united is the steries of the steries o	potball group positive imp	nd, which is a major pact on the objective	tourism destination. The use of t e. There is however only a low lev	ort the culture and tourism offer will be supporte he site for employment or mixed use would have vel of certainty over this impact as it is not The use of the site for housing is unlikely to have
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
erm sustainability of	Employment	?	?	?	Low	Local	Long term	Secondary impacts on	Use of the development management process
Trafford's Town Centres	Mixed Use	?	?	?	Low	Local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.
	is considered result in the pr Land Study (2 centres for off on the sustain incorporate a	that the us ovision of 009) and t ice develo ability of T B1 office e cceptable	se of the s a town ce the Traffor pment. Ho rafford's t element an impact or	ite for hou entre use of Other T owever, it own centu nd it is als n Trafford	using is unlikely (i.e. offices) in a own Centre Use is uncertain who res. Nevertheles o acknowledged s town centres.	to have a si n out of cen es Study (20 ether the sca s, it is recoo d that the Co	gnificant effect on the tre location. A need 010) established that ale of office develop gnised that it is prest fore Strategy identified	he objective. The use of the site for office development in the Bout to there are likely to be insufficient oment that could come forward on sently unknown whether any employ se Pomona as a location where so	access from the site to Manchester City Centre, or employment or mixed use development could rough was identified by the Trafford Employmen suitable and available sites in Trafford's town a site of this size would have a significant impa- oyment development at the site would ome office development can be directed without site for employment or mixed uses purposes
EC5. Improve the social	is considered result in the pr Land Study (2 centres for offi on the sustain incorporate a having an una	that the us ovision of 009) and t ice develo ability of T B1 office e cceptable	se of the s a town ce the Traffor pment. Ho rafford's t element an impact or	ite for hou entre use of Other T owever, it own centu nd it is als n Trafford	using is unlikely (i.e. offices) in a own Centre Use is uncertain who res. Nevertheles o acknowledged s town centres.	to have a si n out of cen es Study (20 ether the sca s, it is recoo d that the Co	gnificant effect on the tre location. A need 010) established that ale of office develop gnised that it is prest fore Strategy identified	he objective. The use of the site for office development in the Bout to there are likely to be insufficient oment that could come forward on sently unknown whether any employ se Pomona as a location where so	or employment or mixed use development could rough was identified by the Trafford Employment suitable and available sites in Trafford's town a site of this size would have a significant impa- oyment development at the site would ome office development can be directed without
ind environmental	is considered result in the pr Land Study (2 centres for offi on the sustain incorporate a having an una would have a	that the us ovision of 009) and ice develo ability of T B1 office e cceptable significant	se of the s a town ce the Traffor pment. Ho rafford's t element an impact or impact or	ite for hou entre use of Other T owever, it own centuind it is als n Trafford n the obje	using is unlikely (i.e. offices) in a own Centre Use is uncertain whe res. Nevertheles o acknowledged s town centres. ctive.	to have a si n out of cen es Study (20 ether the sca s, it is recog d that the Co It is therefor	gnificant effect on the tre location. A need 010) established that ale of office develop gnised that it is press ore Strategy identifier re considered to be	he objective. The use of the site for office development in the Bout to there are likely to be insufficient oment that could come forward on sently unknown whether any employ se Pomona as a location where so	or employment or mixed use development could rough was identified by the Trafford Employment suitable and available sites in Trafford's town a site of this size would have a significant impa- oyment development at the site would ome office development can be directed without
EC5. Improve the social and environmental performance of the economy	is considered result in the pr Land Study (2 centres for off on the sustain incorporate a having an una would have a Housing	that the us ovision of 009) and t ice develo ability of T B1 office e cceptable significant	se of the s a town ce the Traffor pment. Ho rafford's t element an impact or 0	ite for hou entre use of rd Other T owever, it own centuind it is als n Trafford' n the obje O	using is unlikely (i.e. offices) in a own Centre Use is uncertain whe res. Nevertheles o acknowledged s town centres. ctive. Medium	to have a si n out of cen es Study (20 ether the sca s, it is recog t that the Co It is therefor N/A	gnificant effect on the tre location. A need 010) established that ale of office develop gnised that it is press pre Strategy identifier re considered to be N/A	he objective. The use of the site for office development in the Bout to there are likely to be insufficient oment that could come forward on sently unknown whether any employ se Pomona as a location where so	or employment or mixed use development could rough was identified by the Trafford Employment suitable and available sites in Trafford's town a site of this size would have a significant impa- oyment development at the site would ome office development can be directed without

Pomona Docks, Pomona Strand													
		Т	imesca	e			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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 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.

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.

	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												
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		-										
S1. Achieve a better balance and mix in the housing market between	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				
availability and demand	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 fhousing on a site that falls within a Priority			
	broaden the ra which diversifi Greater Mancl Strategy as be the site for em	ange (inclues the house th	uding affor using stoc ategic Hou d' market developm	dability ar k. The site using Mar area, ther ent would	nd type) of the h e therefore has ket Assessment e is only a low h	ousing stoc the potentia t (SHMA) (2 evel of certa e loss of a s	k within the Priority to make a long ten 008) and update rep inty that the site wo	Regeneration Area and specifica m contribution to the need for fam port (2010). However, due to the suld make a significant contributio	e delivered, Core Strategy policy L3 seeks to Ily promotes housing development in Old Trafford illy and affordable housing, as identified in the site being in an area that is classified by the Core in towards affordable housing needs. The use of As such, the use of the site for employment			
S2. Improve accessibility	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact on the				
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	maintenance and				
and facilities	Mixed Use	+ +	+ +	+ +	High	Local	Long term	enhancement of public transport services				
	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.											
S3. Enhance transport	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the				
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	maintenance and				

Cornbrook Triangle									
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
choice of travel mode and quality of life to all	Mixed Use	+ +	++	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.	use developm	ent theref	ore has th	e potentia	I to significantly	improve the		port and/or participation in walkin	use of the site for housing, employment or mixed g or cycling and could have a major positive
S4. Reduce crime, disorder	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process
and the fear of crime	Employment	+	+	+	Low	Local	Long term	on quality of life	to ensure development complies with Core
	Mixed Use	+	+	+	Low	Local	Long term		Strategy policy L7.4
	would have th	e potentia	l to be des	signed in a	accordance with	Core Strate	egy policy L7.4. It w		nousing, employment or mixed use development bact on the objective. There is however only a low e with Core Strategy policy L7.4.
S5. Reduce poverty and	Housing	+ +	+ +	+ +	Low	Local	Long term	Positive secondary impacts	
social exclusion	Employment	+ +	+ +	+ +	Medium	Local	Long term	on quality of life.	
	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term		
	regeneration of employment of	of the area	and have as within a	e a major p a Priority F	oositive impact o Regeneration Ar	on the objec ea which wo	tive. The use of the	site for employment or mixed use tial to reduce poverty and social e	Area and could make a contribution to the e development would result in the provision of exclusion. The proposed use of the site for
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term		
diversity, improve equity and equality of opportunity	require housin	ig in this lo e impact c	ocation to	make a co ective in th	ontribution towa	rds a new p	rimary school by 20	21 and the use of the site for hou	erm. Core Strategy Policy SL1 does however sing or mixed use development could therefore n community facilities and is unlikely to have any
S7. Improve qualifications and skills of the resident	Housing	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools
population	Employment	+ +	+ +	+ +	Low	Local	Long term		-
	Mixed Use	?	+	+	Medium	Local	Long term		Secure contributions towards increasing capacity at other schools

Cornbrook Triangle									
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	within the Old Primary Schoo impact on a so however requi positive impac Area and coul	Trafford F ol are pres shool with re housing t on the o d therefore	Priority Rep sently ope surplus pl g in this lo bjective in e have a r	generation rating abored aces or g cation to the longe najor pos	n Area. Whilst S ove capacity. As enerate the nee make a contribu er term. The use	eymour Par such, in the d for extra c tion towards of the site f he objective	k School has a sma short term it is unc apacity to be provid a new primary sch or employment purp	all surplus of places, Kings Road F ertain whether the proposed use ded at a school that already has a ool by 2021 and the proposed us poses has the potential to genera	eymour Park School. All of these schools are Primary School and Old Trafford Community of the site for housing would have a positive deficit of places. Core Strategy Policy SL1 does e of the site for housing could therefore have a te apprenticeships in a Priority Regeneration his impact as it is presently uncertain whether
S8. Improve the health and, inequalities in health of the population	sport and exer to partake in s proximity to th proposed use	rcise, altho port or ex e Metrolin of the site	ough it is r ercise. Th k which is for housi	e site is h another s ng, emplo	d that the physic owever within 2 source of noise. syment or mixed	cal proximity 00m of the A Consequen use develop	of a site to sports f A56 which has been ttly, due to the proxi pment has the poten	acilities does not guarantee that t i dentified by Defra as a major so mity of the site to these sources o ntial to have a negative impact on	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. fore has the potential to support participation in he occupants of the development would choose purce of noise. The site is also located in close of noise pollution, it is considered that the the objective. There is however only a low level his is not normally considered to be a noise-
S9. Protect and improve local neighbourhood quality	Housing Employment Mixed Use Each of the pr	+ + oposed us	+ + ses would	+ + result in t	Medium Medium Medium he improvemen isequently, each	Local Local Local t of the appe	Long term Long term Long term earance of a neglec s could have a positi	Improved perceptions of the area ted site that detracts from local ne ive impact on the objective.	eighbourhood quality as identified by the Trafford
Environment									
E1. Reduce the effect of traffic on the environment	Housing Employment Mixed Use	? ? ?	? ? ?	? ? ?	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum car parking standards to encourage sustainable transport choices.

Cornbrook Triangle									
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	proximity to ro sustainable loo use of public t	ads that w cation that ransport a	vere show t is less th as an alter	n in the L an 400m native to t	DF Transport M from a Quality E travelling by car.	odelling Rep Bus Corridor Consequer	port as operating wit and is adjacent to (ntly, and taking into	th a volume over capacity ratio of Cornbrook Metrolink station. As s account the size of the site and t	a degree of traffic and the site is located in close 85% or greater. The site is however in a uch, each of the proposed uses could support the ne scale of development it would be likely to significant impact on the objective.
E2. Protect, enhance and	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development
restore open space,	Employment	-	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse
biodiversity, flora and fauna, geological and geo- morphological features	Mixed Use	-	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or mitigated. bes however adjoin the site and the use of the
		vever, in th	he absend	e of appr	opriate ecologic				therefore have a negative impact on the is to protect and enhance biodiversity, there is
E3. Reduce contributions	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	+	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	+	+	+	Low	Local	Long term	change	Strategy policy L5
	measures. As	such, the	proposed	use of th	e site for housin	g, employm	ent or mixed use de	velopment has the potential to re	carbon, renewable and energy efficiency duce contributions to climate change. There is the site would incorporate these measures.
E4. Reduce impact of	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to
climate change	Employment	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.
	Mixed Use	-	-	-	Medium	Local	Long term		
	use of the site	for housir	ng, emplo	yment or i		lopment cou	Ild therefore increas		sceptible to surface water flooding. The proposed herefore require some mitigation. As such, each
E5. Reduce the	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	2	2	2	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.

Cornbrook Triangle													
		Т	imescal	e			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
production	generated by presently unki	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. Wast 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 howe 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 ur impact on the objective.											
E6. Conserve land	Housing	++	++	++	Medium	Local	Long term	Secondary impacts on					
resources and reduce land	Employment	++	++	++	Medium	Local	Long term	perceptions of the area.					
contamination	Mixed Use	++	++	++	Medium	Local	Long term						
								sult in the remediation of a site id sed uses could have a major posi	entified by the Contaminated Land Prioritisation tive impact on the objective.				
E7. Protect and improve	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on					
water quality	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area and					
	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	the use of the canal for recreation					
	the site could	improve th	ne appear	ance of th		nce the sett	ing of these waterco		ne Manchester Ship Canal. The development of otential source of contaminants. Accordingly, the				
E8. Protect and improve air	Housing	0	0	0	Low	N/A	N/A						
quality	Employment	0	0	0	Low	N/A	N/A						
	Mixed Use	0	0	0	Low	N/A	N/A						
	by public trans	sport. In a	ddition, the	e site is ou	utside of the buf	fer zone for	an AQMA. As such		arate some traffic. The site is however well-served of the site and the scale of development it would the objective.				
E9. Protect and enhance	Housing	+	+	+	Medium	Local	Long term	Enhanced perceptions of the					
the diversity and	Employment	+	+	+	Medium	Local	Long term	area					
distinctiveness of	Mixed Use	+	+	+	Medium	Local	Long term						
landscape and townscape character and cultural facilities	heavily influer	nced by va	cant and	underused	l industrial land	that adjoins	the site. As such, the		he site. At present, the setting of this structure is using, employment or mixed use development ective.				
				and obtailing									
Economic													

Cornbrook Triangle											
		Т	imescal	le			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
high performance and	Employment	+ +	+ +	+ +	Medium	Local	Long term	economic impacts through the			
sustainable economy to provide a powerful	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.			
contribution to regional growth	as employment the Cornbrook element of empotentially be	nt land. As Master P ployment in accorda	such, the lan does i developm ance with	e proposed dentify the nent would policy W1	l use is unlikely e site as one wh result in the cre	to have any nich is neede eation of em to focus B1	v significant effects o ed for employment. ployment opportuni	on the objective. There is howeve The use of the site for employme ities in one of the focus areas ider	Park Core which had previously been identified r only a low level of certainty over this impact as nt or mixed use development incorporating an ntified by Core Strategy policy W1.3 and could site for employment or mixed use development		
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A				
by releasing the potential of all residents particularly	Employment Mixed Use	++	++	++	Medium	Local	Long term	Increased opportunities and quality of life.			
in areas of disadvantage	The proposed	use of the	e site for h	iousing is	unlikely to have	a significan	t effect on the object	ctive. The use of the site for emplo	byment or mixed use development has the pre have a major positive impact on the objective.		
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Ĭ			
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job			
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.			
	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	Housing	0	0	0	Medium	N/A	N/A				
term sustainability of	Employment	0	0	0	Medium	N/A	N/A				
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A				

		Т	imesca	е			Nature of Effe	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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 Centris 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 conresult 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'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 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				
and environmental	Employment	0	0	0	Medium	N/A	N/A				
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy								to have a significant impact on the given that the site is not located view.			
The proposed use of the Corr	abrook Trionalo a	ito tor hou				walanmant	has the notantial to	have a positive impact a number	of quatainability abiaatiyaa Jar	ortioulor it wa	
result in development taking services and facilities; enhance education and skills in the long has the potential to have a new Each of the proposed uses we risk contaminated land, each effect on the objective of redu	place in an acce cing transport infr g term and on the gative impact on ould also have a of the proposed of ucing contribution	ssible loc astructure e objective the object positive e uses could s to clima	ation with and choi of impro tive relatin ffect on s d have a te change	in a Priori ce of trave ving local g to healt everal env najor posi e. Howeve	ity Regeneration I mode; and rec neighbourhood h. /ironmental obje tive impact on t er, each of the p	n Area and ducing pove quality. How ectives. Spe he objective roposed us	would have a majo rty and social exclus wever, as the site is cifically, by resulting is that relate to land es has the potential	have a positive impact a number or positive impact on the objective sion. Each of the uses could also less than 200m from a major sou g in the remediation of a site that contamination and water quality to have a negative impact on the traffic on the environment and rec	have a positive impact on the objective of noise pollution, each of the has been identified as containing. Each of the uses could also have objectives that relate to reduci	bibility to essen bjective relating the proposed us ang potentially h ave some posit ing the impacts	

 Key for effects

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

Appendix B

Trafford Wharfside Strategic Location

Local Plan: Land Allocations Sustainability Appraisal Page 30

Wharfside St	rategic 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 L	ocation Bo	oundary	/ Optio	ns								
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social	•	•			-	•	<u>.</u>	<u>.</u>	•			
S1. Achieve a better balance and mix in the	Option 1 Option 2	++	++	++ ++	Low Medium	Borough wide	Long term	Cumulative impact on securing a more balanced				
housing market between	Option 3	++	++	++	Medium		Long term Long term	housing market.				
availability and demand	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	Option 1	++	++	++	Low	Local	Long term	Cumulative impact with other				
for all to essential services	Option 2	++	++	++	Medium	Local	Long term	development on the				
and facilities	Option 3	++	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.				
	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	Option 1	++	++	++	Low	Local	Long term	Cumulative impact with other development on the				
infrastructure, improve	Option 2	++	++	++	Medium	Local	Long term					

Wharfside Strategic L	ocation Bo	oundary	Optio	ns								
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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	Option 1	++	++	++	Low	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the fear of crime	Option 2	++	++	++	Low	Local	Long term	of life	to ensure development complies with Core			
	Option 3	++	++	++	Low	Local	Long term		Strategy policy L7.4			
	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 boundates a such											
							objective. There is Core Strategy polic		ainty over this impact due to it being uncertain			
S5. Reduce poverty and	Option 1	++	++	++	Low	More	Long term	Secondary impacts on quality				
social exclusion	Option 2	++	++	++	Medium	than	Long term	of life				
	Option 3	++	++	++	Medium	local	Long term					
	Trafford Priori multiple depriv this option is le option would h	ty Regene vations an ess likely t nave a ma	ration Are d improvir o result in	a. As such ng the fina the delive e impact c	h, each of the o ncial position of ery of the level o on the objective.	ptions has the stand of the second seco	he potential to have families. However, ent floorspace envis	a major positive impact on the ol as Option 1 would limit the amou	th is in relatively close proximity to the Old bjective and its sub-objectives of reducing int of land available within the Strategic Location, uch, there is a lower level of certainty that this			
S6. Encourage a sense of	Option 1	+	+	+	Medium	Local	Long term					
community identity and	Option 2	+	+	+	Medium	Local	Long term					
welfare and value	Option 3	+	+	+	Medium	Local	Long term					
diversity, improve equity and equality of opportunity	Each of the op have a positive				ery of a number	of commun	ity facilities within th	ne Strategic Location. Consequer	tly, all of the proposed boundary options could			
S7. Improve qualifications	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and				
and skills of the resident	Option 2	+	+	+	Medium	Local	Long term	quality of life.				
population	Option 3	?	?	?	Low	Local	Long term]				

Wharfside Strategic Location Boundary Options											
		Т	imescal	е			Nature of Eff				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality			
and, inequalities in health	Option 2	+	+	+	Medium	Local	Long term	of life			
of the population	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	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on			
local neighbourhood	Option 2	+	+	+	Medium	Local	Long term	perceptions of the area			
quality	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	Option 1	-	-	-	Low	More	Long term	Secondary impacts on air	Secure enhancements to public transport		
traffic on the environment	Option 2	-	-	-	Medium	than	Long term	quality and greenhouse gas	services.		
	Option 3	-	-	-	Medium	local	Long term	emissions.			
	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	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development		
restore open space,	Option 2	-	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse		
biodiversity, flora and	Option 3	-	-	-	Low	Local	Long term]	impact on the wildlife corridor is avoided or		
fauna, geological and geo-									mitigated.		
morphological features									e 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 L	ocation Bo												
		Timescale					Nature of Eff						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E3. Reduce contributions	Option 1	?	?	?	Low	More	Long term		Use of the development management process				
to climate change	Option 2	?	?	?	Low	than	Long term		to ensure development complies with Core				
	Option 3	?	?	?	Low	local	Long term		Strategy policy L5				
	efficiency mea incorporate th In addition, al	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 i some additional vehicular traffic. As such, all of the proposed boundary options would have an uncertain impact on the objective.											
E4. Reduce impact of	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to				
climate change	Option 2	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-				
	Option 3	-	-	-	Medium	Local	Long term		1				
	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	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				
environmental impacts of	Option 2	?	?	?	Low	Local	Long term						
consumption and	Option 3	?	?	?	Low	Local	Long term		Strategy policy L6 and the Waste DPD.				
production	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	Option 1	++	++	++	Medium	Local	Long term						
resources and reduce land	Option 2	++	++	++	Medium	Local	Long term						
contamination	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 identified by the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. Consequently, all of the propose have the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on p having the potential to result in the remediation of more areas of contaminated land, including the oil terminal, there is a greater level of certain major positive impact on the objective.												
	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on					
=7. Protect and improve					mound		Long to m						
E7. Protect and improve water quality	Option 2	+	+	+	Medium	Local	Long term	biodiversity and the					

Wharfside Strategic L	ocation Bo	oundary	/ Optio	ns						
		Т	imesca	le			Nature of Eff			
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	which are a pe Consequently	otential so , all of the contamin	urce of po proposed ated land	ollutants to I boundary that are a	the adjacent w options would	atercourses have the po	. In addition, each o tential to have a pos	of the options could improve the s sitive impact on the objective. By	n Mapping as being potentially contaminated and etting of the Manchester Ship Canal. having the potential to result in the remediation of er level of certainty that Option 3 would have a	
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	Option 1	0	0	0	Medium	N/A	N/A			
the diversity and	Option 2	0	0	0	Medium	N/A	N/A			
distinctiveness of	Option 3	0	0	0	Medium	N/A	N/A			
landscape and townscape character and cultural facilities	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	Option 1	++	++	++	Low	Borough	Long term	Secondary impacts on quality of life		
high performance and	Option 2	++	++	++	Medium	wide	Long term			
sustainable economy to	Option 3	++	++	++	Medium		Long term			

Wharfside Strategic L	ocation Bo	oundary	/ Optio	ns							
		T	imesca	e			Nature of Eff				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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	Option 1	++	++	++	Low	More	Long term	Secondary impacts on quality			
by releasing the potential	Option 2	++	++	++	Medium	than	Long term	of life			
of all residents particularly	Option 3	++	++	++	Medium	local	Long term				
in areas of disadvantage	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	Option 1	++	++	++	Medium	Borough	Long term	Secondary impacts on job			
image as a tourism	Option 2	++	++	++	Medium	wide	Long term	creation and prosperity.			
destination	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	Option 1	0	0	0	Medium	N/A	N/A				
term sustainability of	Option 2	0	0	0	Medium	N/A	N/A				
Trafford's Town Centres	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.										

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A		
ind environmental	Option 2	0	0	0	Medium	N/A	N/A		
erformance of the	Option 3	0	0	0	Medium	N/A	N/A		
conomy	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

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.

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 that relates to skills and qualifications.

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.

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.

		Key fo	r 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									
		Т	imesca	le			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
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	
	Strategic Loca proportion of t contribution to (2010). The si	tion. Altho he new ho the need te has not	bugh there busing in T for family previousl	e is preser Trafford W and afford y been ide	ntly limited inforr /harfside should dable housing, a entified for resid	nation on th comprise o as identified ential develo	e type and tenure o f accommodation su in the Greater Man opment and, as suc	f housing that would be delivered uitable for families. The site theref chester Strategic Housing Market h, the proposed use of the site for	rovision of housing in the Trafford Wharfside , Core Strategy policy SL2 states that a ore has the potential to make a long term Assessment (SHMA) (2008) and update report employment development would not lead to the have a significant impact on the objective.	
S2. Improve accessibility	Housing	0	++	++	High	Local	Long term	Cumulative impact on the		
for all to essential services	Employment	0	++	++	High	Local	Long term	maintenance and		
and facilities	Mixed Use	0	++	++	High	Local	Long term	enhancement of public transport services		
	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	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the		
infrastructure, improve	Employment	0	++	++	Medium	Local	Long term	maintenance and		

Circle North, Warren	Bruce Way								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
choice of travel mode and quality of life to all	Mixed Use	0	++	++	Medium	Local	Long term	enhancement of public transport services	
communities.	Strategic Activ	/e Travel N	Vetwork. T	he propos	sed use of the s	ite for housi	ng, employment or		posed cycle routes that will form part of the has the potential to significantly improve the use
S4. Reduce crime, disorder	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4
	this objective. it is recognise The use of the potential to be	There is h d that ove e site for e designed ve. There i	nowever of r the longe mploymer in accord is howeve	nly a low l er term the at or mixed ance with r only a lo	evel of certainty e site is unlikely d use developm Core Strategy	v over this in to be isolate ent would re policy L7.4.	npact as any housin ed from other reside ssult in the provision The use of the site f	g could potentially be designed ir ential areas as more residential de of an economic use in a predom for employment or mixed use dev	eas and could have a major negative impact on a accordance with Core Strategy policy L7.4 and evelopment comes forward in the Wharfside area. inantly employment area and would have the elopment could therefore have a positive impact opment delivered on the site would be in
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Medium	Local	Long term		
	a low level of proximity of a	certainty o Priority Re	ver this in	npact. The	e use of the site ad could therefo	for employn re also have		evelopment would result in the pr	ve effect on the objective. There is however only ovision of employment opportunities within close
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term		
diversity, improve equity and equality of opportunity									
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	

Circle North, Warren	Bruce Way											
		Т	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the			
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate			
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.			
S0 Drotoct and improve	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	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A					
quality	Mixed Use	0	0	0	Medium	N/A	N/A					
Environment	The redevelop list. As such,	oment of the proposition of the	ne site for sed use o	housing v f the site f	vould not result or housing is un	in the removilikely to have	val or improvement /e any significant eff	of any neglected land/sites identif fects on the objective.	fied on the Trafford Derelict Property and Sites			
E1. Reduce the effect of	Housing	0	0	0	Low	N/A	N/A	Cumulative impact with other				
traffic on the environment		-	-	-								
		-	-	-								
	Employment 0 0 Low N/A N/A developments in Wharfside Mixed Use 0 0 Low N/A N/A											

Circle North, Warren	Bruce Way								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E2. Protect, enhance and	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on the	Use of the development management process
restore open space,	Employment	0	-	-	Medium	Local	Long term	image of the local area	to secure some biodiversity gains in the
biodiversity, flora and fauna, geological and geo-	Mixed Use	0	-	-	Medium	Local	Long term		development through, for example, tree planting and the use of green roofs.
morphological features	these designa from an area o	ted natura of local op	al assets. / en space	As such, tl and, giver	he proposed use its size, there a	e is unlikely are unlikely	to have a significar to be any opportuni	nt impact on any designated natur ties to create open space on site.	site is unlikely to have a significant impact on al assets. The site is however further than 300m As such, the proposed use is unlikely to have the could therefore have a negative impact on the
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	measures. The proposed use	e site is al of the site	so located for housi	l within the ng, emplo	e Trafford Park yment or mixed	low carbon guse develop	growth area where to pment has the pote	the use of low carbon technologie	carbon, renewable and energy efficiency as is specifically encouraged. As such, the mate change. There is however only a low level of these measures.
E4. Reduce impact of	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.
	Mixed Use	0	-	-	Medium	Local	Long term		
		could there							r housing, employment or mixed use d uses has the potential to have a negative impact
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
production	development of	could be n	nanaged u	ising optic	ons at the top of	the waste h	ierarchy, such as p	revention, preparing for re-use ar	nagement of waste. Waste generated by the nd recycling. It is however presently unknown se would have an uncertain impact on the
E6. Conserve land	Housing	0	++	++	Medium	Local	Long term	Secondary impacts on	

Circle North, Warren	Bruce Way								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
resources and reduce land	Employment	0	++	++	Medium	Local	Long term	perceptions of the area.	
contamination	Mixed Use	0	++	++	Medium	Local	Long term		
	contaminated	land and	would also	lead to th		of a site that	has been included		pping as containing potentially high risk e site for housing, employment or mixed use
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
water quality	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	land. The site	is not how		in 250m o			ch, each of the prop	osed uses of the site is unlikely to	pping as a potentially high risk contaminated have a significant impact on the objective.
E8. Protect and improve air	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport
quality	Employment	0	?	?	Low	Local	Long term	particularly among those who	network and ensure that the development is
	Mixed Use	0	?	?	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.
									Application of maximum car parking standards to encourage sustainable transport choices.
	close proximit accommodate	y of a Met e, it is unce	rolink stati ertain whe	ion and is ther any o	less than 250m f the proposed an uncertain im	from a bus uses would pact on the	stop. In addition, du result in a significan objective.	ue to the size of the site and the s	e additional traffic. The site is however within cale of development it would be likely to vehicular emissions. It is therefore considered
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		
landscape and townscape character and cultural facilities	asset is howe	ver in exce	ess of 400	m from th	e site and its se	tting is alrea	ady heavily influence	ed by modern development. The	d to the west of the site. This designated heritage use of the site for housing, employment or mixed , it is unlikely to have a significant impact on the
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	0	+ +	+ +	Medium	Local	Long term	economic impacts through the	

Circle North, Warren	Bruce Way												
		Т	imescal	е			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
sustainable economy to provide a powerful	Mixed Use	0	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.					
contribution to regional growth	opportunities i which seeks to	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	Housing		0	0	Medium	N/A	N/A						
by releasing the potential	Employment	0	0	0	Medium	Local	Long term	Increased opportunities and					
of all residents particularly		-	++	++			•						
in areas of disadvantage		Mixed Use 0 ++ ++ Medium Local Long term quality of life. 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	Housing	0	0	0	Medium	N/A	N/A						
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job					
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.					
	offer will be su use developm this impact as	ipported. I ent would it is not pi	t is also lo have the resently kr	ocated in c potential t nown whe	lose proximity to support this to	o Old Traffo ourism desti vment or mix	rd football ground w nation and have a p ked use developmer	hich is a major tourism destination ositive impact on the objective. The objective impact on the objective.	ate proposal to support the culture and tourism n. The use of the site for employment or mixed here is however only a low level of certainty over supportive of tourism. The use of the site for				
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A						
term sustainability of	Employment	0	0	0	Medium	N/A	N/A						
Trafford's Town Centres		0	0	0	Medium	-	· · · · · · · · · · · · · · · · · · ·						
	Mixed Use00MediumN/AN/AThe 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.												

		T	imesca	e			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
C5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		
nd environmental	Employment	0	0	0	Medium	N/A	N/A		
performance of the conomy	Mixed Use	0	0	0	Medium	N/A	N/A		

Sustainability Summary

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.

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 also have a negative impact on the objective relating to 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.

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 market 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.

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.

Key for effects 0 neutral: – minor

minor negative;

– – major negative; ? uncertain

++ major positive;

+ minor positive;

Site Address	Land at the junction of Elevator Road and Wharfside Way	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	of Elevator	Road a	nd Wh	arfside	Way				
		T	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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
	Strategic Loca proportion of t contribution to (2010). The si	ation. Altho he new ho the need te has not	bugh there busing in 7 for family previousl	e is preser Trafford W and afford y been ide	tly limited inforr harfside should dable housing, a entified for reside	nation on th comprise o as identified ential develo	e type and tenure o f accommodation su in the Greater Man opment and, as suc	f housing that would be delivered uitable for families. The site theref chester Strategic Housing Market h, the proposed use of the site for	rovision of housing in the Trafford Wharfside , Core Strategy policy SL2 states that a ore has the potential to make a long term Assessment (SHMA) (2008) and update report employment development would not lead to the have a significant impact on the objective.
S2. Improve accessibility	Housing	0	++	++	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	0	++	++	High	Local	Long term	maintenance and	
and facilities	Mixed Use	0	++	++	High	Local	Long term	enhancement of public transport services	

Land at the junction of	of Elevator	Road a	nd Wh	arfside	Way						
		Т	imesca	le			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the			
infrastructure, improve	Employment	0	++	++	Medium	Local	Long term	maintenance and			
choice of travel mode and quality of life to all	Mixed Use	0	++	++	Medium	Local	Long term	enhancement of public transport services			
communities.	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	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process		
and the fear of crime	Employment Mixed Use	0	+ +	+ +	Low Low	Local Local	Long term Long term	of life	to ensure development complies with Core Strategy policy L7.4		
	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	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts			
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.			
	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, 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 mix development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and could therefore also have a positive on this objective.										
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term				

Land at the junction of	of Elevator	Road a	nd Wha	arfside	Way								
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term						
diversity, improve equity	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												
and equality of opportunity									ew residential community. The use of the site for				
								e in the longer term The use of the	site for employment is unlikely to have an impact				
	,		and is unli		ve any significa			1					
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and					
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.					
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												
								nent would offer apprenticeships.					
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the				
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate				
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.				
	The site is with	hin 200m (of Wharfsi	de Way, v	which has been	identified by	/ Defra as a major s	source of noise pollution. Consequ	iently, due to the proximity of the site to these				
									a negative impact on the objective. There is				
					e use of the site	for employi	ment development v	would have a negative impact on t	this objective given that this is not normally				
	considered to	be a noise	e-sensitive	e use.									
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A						
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A						
quality	Mixed Use	0	0	0	Medium	N/A	N/A						
									ied 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	Housing	0	?	?	Low	Local	Long term	Secondary impacts on	Secure improvements to the public transport				
traffic on the environment	Employment	0	?	?	Low	Local	Long term	greenhouse gas emissions	network and ensure that the development is				

Land at the junction of	of Elevator	Road a	nd Wha	arfside	Way						
		Т	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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 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 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 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	Housing	0	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process		
restore open space,	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards		
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.		
fauna, geological and geo- morphological features	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										
		There is h	owever o	nly a low l	evel of certainty				open space or wildlife habitat within 300m of the velopment on the site would make a contribution		
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5		
	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	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to		
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.		
Ŭ	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		2	2 110901110	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
	Tiousing	U	:	:	LUW	LUCAI	LUNG	occondary impacts on the	Use of the development management process		

			nd What							
		-	imescal		-	T	Nature of Eff	T		
SA Objective	Use	0-5	5-10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation	
		years	years	years				synergistic		
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core	
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.	
production									nagement 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 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 of objective.									
E6. Conserve land	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on		
resources and reduce land	Employment	0	+	+	Medium	Local	Long term	perceptions of the area.		
contamination	Mixed Use	0	+	+	Medium	Local	Long term			
	pping as potentially medium risk contaminated									
								d have a positive impact on the ol		
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A			
water quality	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 r									
			10.1	050	r ,				pping as potentially medium risk contaminated	
	land. The site	is not how	vever with	n 250m o	f a watercourse	and, as suc	ch, each of the prop	osed uses of the site is unlikely to	have a significant impact on the objective.	
E8. Protect and improve air	land. The site Housing	is not how 0	vever withi -	n 250m o -	f a watercourse Low	and, as suc Local	ch, each of the prop Long term	osed uses of the site is unlikely to Secondary impacts on health,	have a significant impact on the objective. Secure improvements to the public transport	
E8. Protect and improve air quality	land. The site Housing Employment	is not how 0 0	vever withi - -	n 250m o - -	f a watercourse	and, as suc	ch, each of the prop	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who	have a significant impact on the objective. Secure improvements to the public transport network and ensure that the development is	
•	land. The site Housing	is not how 0	vever withi - - -	n 250m o - - -	f a watercourse Low	and, as suc Local	ch, each of the prop Long term	osed uses of the site is unlikely to Secondary impacts on health,	have a significant impact on the objective. Secure improvements to the public transport	
•	land. The site Housing Employment	is not how 0 0	vever with	n 250m o - - -	f a watercourse Low Low	and, as suc Local Local	ch, each of the prop Long term Long term	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory	have a significant impact on the objective. Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.	
•	land. The site Housing Employment Mixed Use	is not how 0 0 0	vever with	n 250m o - - -	f a watercourse Low Low Low	and, as suc Local Local Local	ch, each of the prop Long term Long term Long term	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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	
•	Iand. The site Housing Employment Mixed Use	is not how 0 0 0	vever withi - - - ted within	n 250m o - - - close pro	f a watercourse Low Low Low	and, as suc Local Local Local	ch, each of the prop Long term Long term Long term rvices, it is partly wi	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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.	
•	Iand. The site Housing Employment Mixed Use Although the s use developm	is not how 0 0 0 ite is loca ent would	vever withi - - ted within inevitably	n 250m o - - - close pro generate	f a watercourse Low Low Low ximity of public to some additiona	and, as suc Local Local Local transport se I traffic in a	ch, each of the prop Long term Long term Long term rvices, it is partly wi n AQMA. It is theref	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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. ent of the site for housing, employment or mixed	
•	Iand. The site Housing Employment Mixed Use Although the s use developm negative impa	is not how 0 0 o ite is loca ent would ct on the o	vever withi - - ted within inevitably objective.	n 250m o - - close pro generate Neverthel	f a watercourse Low Low Low ximity of public to some additiona ess, as the sign	and, as suc Local Local Local transport se il traffic in au ificance of a	ch, each of the prop Long term Long term Long term rvices, it is partly wi n AQMA. It is theref	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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. ent of the site for housing, employment or mixed use of the site has the potential to have some	
•	Iand. The site Housing Employment Mixed Use Although the s use developm negative impa	is not how 0 0 o ite is loca ent would ct on the o	vever withi - - ted within inevitably objective.	n 250m o - - close pro generate Neverthel	f a watercourse Low Low Low ximity of public to some additiona ess, as the sign	and, as suc Local Local Local transport se il traffic in au ificance of a	ch, each of the prop Long term Long term Long term rvices, it is partly wi n AQMA. It is theref any impact on air qu	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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. ent of the site for housing, employment or mixed use of the site has the potential to have some	
quality	Iand. The site Housing Employment Mixed Use Although the s use developm negative impa Assessment, t	is not how 0 0 o ite is loca ent would ct on the o here is on	rever withi - - ted within inevitably objective. ly a low le	n 250m o - - close pro generate Neverthel	f a watercourse Low Low ximity of public some additiona ess, as the sign tainty in relation	and, as suc Local Local Local transport se I traffic in al ificance of a to the impa	ch, each of the prop Long term Long term Long term rvices, it is partly wi n AQMA. It is theref any impact on air qu cct on this objective.	osed uses of the site is unlikely to Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	have a significant impact on the objective. 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. ent of the site for housing, employment or mixed use of the site has the potential to have some	

Land at the junction of	of Elevator	Road a	nd Wh	arfside	Way								
		T	imesca	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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 therefor 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					
high performance and	Employment	0	+ +	+ +	Medium	Local	Long term	economic impacts through the					
sustainable economy to provide a powerful	Mixed Use	0	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.					
contribution to regional growth	opportunities i which seeks to	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 positivity impact on the objective.											
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A						
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and					
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.					
in areas of disadvantage									pyment or mixed use development has the				
									Regeneration Area and linked to it by a high jor positive impact on the objective.				
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A						
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job					
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.					
	offer will be su use developm this impact as	Mixed Use 0 + + Low Local Long term creation and prosperity. 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 nousing would be unlikely to have a significant impact on the objective.											
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A						
term sustainability of	Employment	0	0	0	Medium	N/A	N/A						
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A						

	of Elevator		imescal				Nature of Eff					
SA Objective					Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	considered tha result in the pr Employment L Trafford's town ancillary retail	at the use ovision of and Study n centres provision	of the site a town ce y (2009) a for office c would be	e for housi entre use nd the Tra developme appropria	ng is unlikely to (i.e. offices) in a afford Other Tov ent. In addition, te. Consequent	have a sign n out of cen vn Centre U Core Strate ly, and takin	ificant effect on the itre location. Nevertl ses Study (2010) es gy policy SL2 identii g into account the s	objective. The use of the site for heless, a need for office developm stablished that there is likely to be fies Wharfside as an out of centre	access from the site to the Regional Centre, it is employment or mixed use development could nent in the Borough was identified by the Trafford insufficient suitable and available sites in clocation where some B1 development and evelopment that is likely to come forward on it, the			
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A					
and environmental	Employment	0	0	0	Medium	N/A	N/A					
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A					
economy	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.											

Land at the junction of Elevator Road and Wharfside Way													
		Т	imescal	e			Nature of Effe						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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 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.

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 market 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.

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.

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											
		Т	imesca	e			Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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 Wharfsic 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 re (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 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.								, Core Strategy policy SL2 states that a fore has the potential to make a long term Assessment (SHMA) (2008) and update report r employment development would not lead to the			
S2. Improve accessibility	Housing	++	++	++	High	Local	Long term	Cumulative impact on the				
for all to essential services	Employment	++	++	++	High	Local	Long term	maintenance and				
and facilities	Mixed Use	++	++	++	High	Local	Long term	enhancement of public transport services				

Land at Warren Bruc	e Road								
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	and the site is housing, empl a Strategic Lo maintained an	less than oyment or cation tha	800m from r mixed us t is a focu	m MediaC se develop s for signi	City Metrolink sta oment could hav ficant levels of o d have a major	ation and wit ve a major po developmen	hin 20 minutes trave ositive impact on the	el time of essential services by pu e objective. Whilst public transpor ere is a high level of certainty that in the long term.	a. There are bus stops within 250m of the site blic transport. As such, the use of the site for t services can change over time, the site is within that these public transport services will be
S3. Enhance transport	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the	
infrastructure, improve	Employment	++	++	++	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	++	++	++	Medium	Local	Long term	enhancement of public transport services	
communities.	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 of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder	Housing				Low	Local	Long term	Secondary impacts on quality	Use of the development management process
and the fear of crime	Employment Mixed Use	++	++	++	Low Low	Local Local	Long term Long term	of life	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 have a major negative impact 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 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 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 th potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for employment could therefore have a positive im 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	Housing	+	+	+	Medium	Local	Long term	Positive secondary impacts	
social exclusion	Employment	+	+	+	Medium	Local	Long term	on quality of life.	
	Mixed Use	+	+	+	Medium	Local	Long term]	
	a low level of	certainty o	over this in	npact. The	e use of the site	for employr		levelopment would result in the pr	ve effect on the objective. There is however only ovision of employment opportunities within close
00 F	Housing	0	+	+	Medium	Local	Long term		
S6. Encourage a sense of							-		
So. Encourage a sense of community identity and	Employment	0	0	0	Medium	N/A	N/A		

Land at Warren Bruce	e Road												
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
diversity, improve equity and equality of opportunity	require housin housing or mix	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					
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.					
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 som 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	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the				
and, inequalities in health	Employment	-	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate				
of the population	Mixed Use	-	-	-	Medium	Local	Long term		design solutions.				
	sources of noi	se pollutio a low leve	on, the use I of certai	e of the sit nty that th	te for housing, e	mployment for employ	or mixed use develo ment development	opment has the potential to have	uently, due to the proximity of the site to these a negative impact on the objective. There is this objective given that this is not normally				
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A						
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A						
quality	Mixed Use	0	0	0	Medium	N/A	N/A						
									fied on the Trafford Derelict Property and Sites				
	list. As such,	the propo	sed use o	t the site t	or housing is un	likely to hav	e any significant eff	fects on the objective.					
Environment					1								
E1. Reduce the effect of	Housing	0	0	0	Low	N/A	N/A	Cumulative impact with other					
traffic on the environment	Employment	0	0	0	Low	N/A	N/A	developments in Wharfside					
	Mixed Use	0	0	0	Low	N/A	N/A						

Land at Warren Bruc	e Road											
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	and less than proposed use by car. Conse generated by There is howe	250m fror of the site quently, a the develo ever only a	n a bus ste for housin nd taking opment ma low level	op. It is al ng, emplo into accou ay not lead of certain	so in reasonably syment or mixed unt the size of th d to an increase ty of this impact	y close prox use develop ne site and s in congestion as it is ackr	imity to proposed cy pment could promot cale of developmen on. Accordingly, eac nowledged that the	ycle routes that will form part of the te the use of public transport and at that it would be likely to accomm ch of the proposed uses are unlik	te is however within 800m of a Metrolink station ne Strategic Active Travel Network. As such, the walking and cycling as an alternative to travelling modate, it is considered that any additional traffic ely to have a significant impact on the objective. and public transport services does not			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	Housing Employment Mixed Use The site is not	+ + + within 30	+ + + 0m of a S	+ + + SSI. SBI 0	Low Low Low or an area of ser	Local Local Local mi-natural qu	Long term Long term Long term reenspace, It is with	Improved image of the local area in 300m of a wildlife corridor but	Use of the development management process to secure contributions towards biodiversity/greenspace. it is separated from this feature by existing built			
morphological features	development a proposed use development.	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.										
E3. Reduce contributions	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process			
to climate change	Employment Mixed Use	+	+	+ +	Low Low	Local Local	Long term Long term	associated with climate change	to ensure development complies with Core Strategy policy L5			
	Any developm measures. Th proposed use certainty over	e site is al of the site	e site woul so located for housi	d have th d within th ng, emplo	e potential to ind e Trafford Park byment or mixed certain whether	corporate or low carbon use develo or not any c	n-site microgeneration growth area where the pment has the poten levelopment deliver	on technologies and/or other low the use of low carbon technologies	carbon, renewable and energy efficiency es is specifically encouraged. As such, the mate change. There is however only a low level of these measures.			
E4. Reduce impact of	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to			
climate change	Employment Mixed Use	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.			
	Mixed Use - - 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	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process			
environmental impacts of	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core			

Land at Warren Bruce	e Road												
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
consumption and	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.				
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	Housing	+	+	+	Medium	Local	Long term	Secondary impacts on					
resources and reduce land	Employment	+	+	+	Medium	Local	Long term	perceptions of the area.					
contamination	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	Housing	+	+	+	Low	Local	Long term	Secondary impacts on					
water quality	Employment	+	+	+	Low	Local	Long term	biodiversity					
	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 Prioritisa 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 himpact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could there 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 the quality of nearby watercourses.												
E8. Protect and improve air	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport				
quality	Employment	?	?	?	Low	Local	Long term	particularly among those who	network and ensure that the development is				
	Mixed Use	?	?	?	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.				
									Application of maximum car parking standards to encourage sustainable transport choices.				
									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 t												
	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 of that each of the proposed uses would have an uncertain impact on the objective.												
					an uncertain im								
E9. Protect and enhance the diversity and					an uncertain im Medium	pact on the N/A N/A	objective. N/A N/A						

Land at Warren Bruce	e Road											
		T	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
distinctiveness of landscape and townscape character and cultural facilities	Mixed Use 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	Housing Employment Mixed Use	0 ++ ++	0 ++ ++	0 ++ ++	Medium Medium Medium	N/A Local Local	N/A Long term Long term	Potential positive secondary economic impacts through the creation of jobs in the construction process.				
contribution to regional growth	opportunities i which seeks to	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	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential of all residents particularly	Employment Mixed Use	++ ++	++ ++	++ ++	Medium Medium	Local Local	Long term Long term	Increased opportunities and quality of life.				
in areas of disadvantage	potential to re	sult in the	provision	of employ	ment and traini	ng opportun	ities in a location that	at is in close proximity to a Priority	byment or mixed use development has the / Regeneration Area and linked to it by a high njor positive impact on the objective.			
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A					
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job				
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.				
	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	Housing	0	0	0	Medium	N/A	N/A					
term sustainability of	Employment	0	0	0	Medium	N/A	N/A					

		Т	imescal	е			Nature of Eff		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		
									employment or mixed use development could nent in the Borough was identified by the Trafford
	Employment L Trafford's town ancillary retail	and Study n centres f provision	y (2009) a for office d would be	nd the Tra levelopme appropria	afford Other Tov ent. In addition, te. Consequent	vn Centre U Core Strate ly, and takir	lses Study (2010) es gy policy SL2 identif ng into account the s	stablished that there is likely to be fies Wharfside as an out of centre ize of the site and the scale of de	e insufficient suitable and available sites in e location where some B1 development and evelopment that is likely to come forward on it, th
EC5. Improve the social	Employment L Trafford's town ancillary retail	and Study n centres f provision	y (2009) a for office d would be	nd the Tra levelopme appropria	afford Other Tov ent. In addition, te. Consequent	vn Centre U Core Strate ly, and takir	lses Study (2010) es gy policy SL2 identif ng into account the s	stablished that there is likely to be fies Wharfside as an out of centre	e insufficient suitable and available sites in e location where some B1 development and
and environmental	Employment L Trafford's town ancillary retail use of the site	and Study n centres f provision for emplo	y (2009) a for office d would be yment or i	nd the Tra levelopme appropria mixed use	afford Other Tov ent. In addition, te. Consequent development is	vn Centre U Core Strate ly, and takir s also unlike	lses Study (2010) es gy policy SL2 identif ig into account the s ely to have a signific	stablished that there is likely to be fies Wharfside as an out of centre ize of the site and the scale of de	e insufficient suitable and available sites in e location where some B1 development and
EC5. Improve the social and environmental performance of the economy	Employment L Trafford's town ancillary retail use of the site Housing	and Study n centres f provision for emplo 0	y (2009) a for office d would be yment or 0	nd the Tra levelopme appropria mixed use 0	afford Other Tov ent. In addition, te. Consequent e development is Medium	vn Centre U Core Strate ly, and takir s also unlike N/A	Ises Study (2010) es gy policy SL2 identii ng into account the s ely to have a signific N/A	stablished that there is likely to be fies Wharfside as an out of centre ize of the site and the scale of de	e insufficient suitable and available sites in e location where some B1 development and

Land at Warren Bruce Road													
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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 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.

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 market 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.

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.

	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 Wharfs	side Way ar	nd Johr	n Gilbe	rt Way										
		Т	imesca	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
Social	•	•			-			•						
1. Achieve a better Housing alance and mix in the ousing market between vailability 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					
	Strategic Loca proportion of t contribution to (2010). The si	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	Housing	0	++	++	High	Local	Long term	Cumulative impact on the						
for all to essential services	Employment	0	++	++	High	Local	Long term	maintenance and						
and facilities	Mixed Use	0	++	++	High	Local	Long term	enhancement of public transport services						
	transport. As s public transpo	such, the units of the services	use of the s can char	site for ho nge over ti	ousing, employm me, the site is v	nent or mixe vithin a Stra	d use development tegic Location that is	could have a major positive impa s a focus for significant levels of o	inutes travel time of essential services by public act on the objective. Whilst it is recognised that development. Consequently, there is a high level we impact on the objective in the long term.					

Land between Wharfs	side Way ar	nd Johi	n Gilbe	rt Way								
		Т	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the				
infrastructure, improve	Employment	0	++	++	Medium	Local	Long term	maintenance and				
choice of travel mode and quality of life to all	Mixed Use	0	++	++	Medium	Local	Long term	enhancement of public transport services				
communities.	the Strategic A	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	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core			
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4			
	forward in the employment a development development	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	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts				
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.				
	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	Housing	0	+	+	Medium	Local	Long term					
community identity and	Employment	0	0	0	Medium	N/A	Ň/A					
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term					
diversity, improve equity and equality of opportunity	require housin housing or mix	ng in this lo xed use do	ocation to	make a co nt could th	ontribution towa	rds the prov positive imp	ision of a new prima act on the objective	ary school by 2021 to serve the n	erm. Core Strategy Policy SL2 does however ew residential community. The use of the site for site for employment is unlikely to have an impact			

Land between Wharfs	side Way ar	nd Johr	n Gilbe	rt Way						
		Т	imesca	е			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and		
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.		
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 s 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 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 requir 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	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the	
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate	
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.	
	sources of noi	ise pollutio a low leve	on, the use I of certai	e of the sit	e for housing, e	mployment	or mixed use develo	opment has the potential to have	ently, due to the proximity of the site to these a negative impact on the objective. There is this objective given that this is not normally	
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A			
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A			
quality	Mixed Use	0	0	0	Medium	N/A	N/A			
								of any neglected land/sites identif fects on the objective.	ied on the Trafford Derelict Property and Sites	
Environment										
E1. Reduce the effect of	Housing	0	?	?	Low	Local	Long term	Secondary impacts on air	Secure enhancements to public transport	
traffic on the environment	Employment	0	?	?	Low	Local	Long term	quality and greenhouse gas	provision.	
	Mixed Use	0	?	?	Low	Local	Long term	emissions.		
								Cumulative impacts with other development in Wharfside		

Land between Wharfs	side Way and John Gilbert Way													
		T	imesca	le			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	impact on the the site and th site could pror	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 geo-	Housing Employment Mixed Use	0 0 0	+ + +	+ + + +	Low Low Low	Local Local Local	Long term Long term Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.					
morphological features	built developm the proposed the developme	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 Employment	0	++	++	Low Low	Local Local	Long term Long term	Secondary impacts associated with climate	Use of the development management process to ensure development complies with Core					
Ū	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5					
	measures. The proposed use	e site is al of the site	so located for housi	d within th ng, emplo	e Trafford Park syment or mixed	low carbon use develo	growth area where to poter the poter of the	the use of low carbon technologie	carbon, renewable and energy efficiency as is specifically encouraged. As such, the mate change. There is however only a low level of these measures.					
E4. Reduce impact of	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to					
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.					
	Mixed Use	0	-	-	Medium	Local	Long term							
	employment o	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	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process					
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core					
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.					

Land between Wharfs	ide Way ar											
	-	Т	imescal	е		•	Nature of Eff	1				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on				
resources and reduce land	Employment	0	+	+	Medium	Local	Long term	perceptions of the area.				
contamination	Mixed Use	0	+	+	Medium	Local	Long term					
								ntaminated Land Prioritisation Ma d have a positive impact on the o	apping as potentially medium risk contaminated bjective.			
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A					
water quality	Employment	0	0	0	Medium	N/A	N/A					
	Mixed Use	0	0	0	Medium	N/A	N/A					
									apping as potentially medium risk contaminated b have a significant impact on the objective.			
E8. Protect and improve air	Housing	0	I	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.			
									Application of maximum car parking standards to encourage sustainable transport choices.			
	Although the s	site is loca	ted within	close pro	ximity of public	transport se	rvices, it is partly wi	thin an AQMA and the developm	ent of the site for housing, employment or mixed			
	use developm	ent would	inevitably	generate	some additiona	al traffic in a	n AQMA. It is theref	ore considered that the proposed	I use of the site has the potential to have some			
							any impact on air qu act on this objective.		by undertaking a formal Air Quality Impact			
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A					
the diversity and	Employment	0	0	0	Medium	N/A	N/A					
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A					
landscape and townscape character and cultural facilities									byment or mixed use development is therefore to have a significant impact on this objective.			

Land between Wharfs	side Way ar	nd Johr	n Gilbe	rt Way					
		Т	imesca	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Economic	-	•					2	•	
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	0	++	++	Medium	Local	Long term	economic impacts through the	
sustainable economy to provide a powerful	Mixed Use	0	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.	
contribution to regional growth	opportunities i	in one of t o focus B1	ne focus a	ireas iden	tified by Core St	trategy polic	y W1.3 on previous	ly developed land and could poter	result in the creation of employment ntially also be in accordance with policy W1.5 evelopment could therefore have a major positive
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									pyment or mixed use development has the
									Regeneration Area and linked to it by a high jor positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job	
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.	
	offer will be su use developm this impact as	ipported. I ent would it is not pi	t is also lo have the resently ki	ocated in c potential t nown whe	lose proximity to support this to	o Old Traffo ourism desti /ment or miz	rd football ground w nation and have a p xed use developmer	which is a major tourism destinatio positive impact on the objective. Th	ate proposal to support the culture and tourism n. The use of the site for employment or mixed here is however only a low level of certainty over supportive of tourism. The use of the site for
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		

	fside Way ar		imesca				Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	considered that result in the pr Employment L Trafford's town ancillary retail	at the use rovision of _and Study n centres provision	of the site f a town ce y (2009) a for office c would be	e for housi entre use nd the Tra developme appropria	ng is unlikely to (i.e. offices) in a afford Other Tov ent. In addition, ite. Consequent	have a sign n out of cen vn Centre U Core Strate ly, and takin	ificant effect on the tre location. Neverth ses Study (2010) es gy policy SL2 identifi g into account the s	objective. The use of the site for heless, a need for office developn stablished that there is likely to be fies Wharfside as an out of centre	access from the site to the Regional Centre, it is employment or mixed use development could nent in the Borough was identified by the Trafford insufficient suitable and available sites in location where some B1 development and velopment that is likely to come forward on it, the			
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A					
and environmental	Employment	0	0	0	Medium	N/A	N/A					
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A					
economy	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.											

Land between Wharfs	side Way ar	nd Johr	n Gilbe	rt Way					
		Т	imescal	le			Nature of Effe		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

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.

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.

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 market 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.

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.

		Key fo	r 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									
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		•							
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Strategic Loca proportion of t contribution to (2010). The si	ation. Altho the new ho the need te has not	bugh there busing in T for family previousl	e is preser Frafford W and afford y been ide	ntly limited inforr harfside should dable housing, a entified for resid	nation on th comprise o as identified ential develo	e type and tenure o f accommodation su in the Greater Man opment and, as suc	of housing that would be delivered uitable for families. The site there chester Strategic Housing Marke h, the use of the site for employm	provision of housing in the Trafford Wharfside I, Core Strategy policy SL2 states that a fore has the potential to make a long term t Assessment (SHMA) (2008) and update report nent development would not lead to the loss of a significant impact on the objective.
S2. Improve accessibility	Housing	0	+ +	+ +	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	0	+ +	+ +	High	Local	Long term	maintenance and	
and facilities	Mixed Use	0	+ +	+ +	High	Local	Long term	enhancement of public transport services	
	Metrolink stati objective. Whi	ions and w ilst public i i level of c	vithin 20 m transport s	ninutes tra services c	vel time of esse an change over	ntial service time, the sit	es by public transpo te is within a Strateg	rt. As such, each of the proposed gic Location that is a focus for sig	Im of Pomona, Exchange Quay and Trafford Bar uses would have a major positive impact on the nificant levels of development. Consequently, d have a major positive impact on the objective in
S3. Enhance transport	Housing	0	+ +	+ +	Medium	Local	Long term	Cumulative impact on the	

Land at Wharf End									
		_	imescal	_		-	Nature of Eff	r	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.	routes that wil	I form par	of the Str	ategic Ac	tive Travel Netw	ork. The pr	oposed use of the s		close proximity to existing and proposed cycle xed use development therefore has the potential impact on the objective.
S4. Reduce crime, disorder	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4
	development	could there	efore have	a signific	ant positive imp	act on the c	bjective. There is h with Core Strategy	owever only a low level of certain policy L7.4.	use of the site for employment or mixed use ty over this impact due to it being uncertain
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Medium	Local	Long term		
	use of the site	e could hav would resu	e a positi	ve impact	on this objective	e. There is I	nowever only a low l	level of certainty over this impact.	v to a Priority Regeneration Area. As such, this The use of the site for employment or mixed use a and would therefore also have a positive impact
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term		
diversity, improve equity and equality of opportunity	require housin housing or mix	ng in this lo	ocation to	make a co nt could th	ontribution towa	rds the prov	ision of a new prima	ary school by 2021 to serve the ne	erm. Core Strategy Policy SL2 does however ew residential community. The use of the site for site for employment is unlikely to have an impact

Land at Wharf End									
		Т	imescal	е		r	Nature of Eff	-	
SA Objective	Use	0-5	5-10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation
		years	years	years				synergistic	
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	
population	Mixed Use	0	+	+	Medium	Local	Long term		
	surplus capac address this s housing in this employment p	ity. The us urplus cap location to urposes h	se of the s bacity and to make a bas the pot	ite for hou supportin contribution tential to g	sing or mixed u g the long term on towards the generate appren	se developr future of the provision of ticeships ar	ment incorporating a e school by creating a new primary scho nd could therefore h	a residential element could have a demand for places at the school. ool by 2021 to serve the new resid	generation Area but it does presently have some positive impact on the objective by helping to In addition, Core Strategy Policy SL2 requires lential community. The use of the site for ctive. There is however only a low level of
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate
of the population	Mixed Use	0	-	-	Medium	Local	Long term]	design solutions.
	recognised that The site is how of noise pollut	at the phys wever with ion, the us certainty tl	sical proxi iin 200m c se of the s	mity of the of the A508 ite for hou	e site to these fa 31 which has be sing, employme	cilities does en identifie ent or mixed	s not guarantee that d by Defra as a maj l use development h	the occupants of the development or source of noise. Consequently has the potential to have a negative	tion in sport and exercise although it is nt would choose to partake in sport or exercise. , due to the proximity of the site to these sources re impact on the objective. There is however only given that this is not normally considered to be a
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
								of any neglected land/sites identi fects on the objective.	ied on the Trafford Derelict Property and Sites
Environment									
E1. Reduce the effect of	Housing	0	0	0	Low	N/A	N/A		
traffic on the environment	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		

Land at Wharf End									
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	proximity to ro sustainable lo employment o account the si not lead to an certainty of thi	bads that w incation that or mixed us ize of the s increase i is impact a	vere show is less th se develop site and so n congest as it is ack	n in the Ll an 400m oment cou cale of dev ion. Acco nowledge	DF Transport M from a Quality B Id promote the velopment that in rdingly, each of	odelling Rep lus Corridor use of public twould be li the propose cal proximity	oort as operating wit and within 800m of c transport and walk kely to accommoda d uses are unlikely to local facilities ar	th a volume over capacity ratio of three Metrolink stations. As such king and cycling as an alternative te, it is considered that any addition to have a significant impact on the nd public transport services does	degree of traffic. The site is also located in close 85% or greater. The site is however in a very , the proposed use of the site for housing, to travelling by car. Consequently, and taking into onal traffic generated by the development may e objective. There is however only a low level of not guarantee that the occupants/users of the
E2. Protect, enhance and	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development
restore open space,	Employment	0	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse
biodiversity, flora and fauna, geological and geo- morphological features	Mixed Use	0	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or mitigated. y to have a significant impact on these assets.
	have a negative	ve impact o	on this de	signated i	natural asset an	d therefore l	have a negative imp		r mixed use development has the potential to the absence of appropriate ecological surveys inty over this impact.
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
			so located	l within th	e Trafford Park	low carbon g	growth area where t	the use of low carbon technologie	carbon, renewable and energy efficiency s is specifically encouraged. As such, the
	proposed use	of the site							nate change. There is however only a low level of hese measures.
E4. Reduce impact of	proposed use certainty over	of the site this impac		being un	certain whether	or not any d	evelopment deliver	ntial to reduce contributions to clir ed on the site would incorporate t 	
E4. Reduce impact of climate change	proposed use	of the site	t due to it				evelopment deliver		
•	proposed use certainty over Housing	of the site this impac 0	t due to it +	being un +	certain whether Medium	or not any d Local	evelopment deliver		
•	proposed use certainty over Housing Employment Mixed Use The site is loca to surface wat	of the site this impace 0 0 ated entire ter flooding	et due to it + + ely within F g. The site	being und + + Flood Zon is therefo	certain whether Medium Medium Medium e 1. Parts of the ore at a low/med	or not any d Local Local Local site are hov lium risk of f	evelopment deliver Long term Long term Long term wever within a surfa	ed on the site would incorporate t	
•	proposed use certainty over Housing Employment Mixed Use The site is loca to surface wat	of the site this impace 0 0 ated entire ter flooding	et due to it + + ely within F g. The site	being und + + Flood Zon is therefo	certain whether Medium Medium Medium e 1. Parts of the ore at a low/med	or not any d Local Local Local site are hov lium risk of f	evelopment deliver Long term Long term wever within a surfa looding and its rede	ed on the site would incorporate t	hese measures. the site adjoins areas that are more susceptible

Land at Wharf End													
		Т	imescal	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.				
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	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on					
resources and reduce land	Employment	0	+	+	Medium	Local	Long term	perceptions of the area.					
contamination	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts on					
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity					
	Mixed Use	0	+	+	Low	Local	Long term						
	as a potentiall quality by elim	y medium iinating a j	risk site. potential s	The site is ource of c	within 250m of contaminants. E	a watercou ach of the p	rse and, as such, th roposed uses could	e development of the site has the	the Contaminated Land Prioritisation Mapping potential to have a positive impact on water on the objective. There is however only a low of nearby watercourses.				
E8. Protect and improve air	Housing	0	0	0	Low	N/A	N/A						
quality	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 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 accommodate, it is uncertain whether any of the proposed uses would result in a significant increase in traffic or associated vehicular emissions. It is 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 car 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						
the diversity and	Employment	0	0	0	Medium	N/A	N/A						
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A						

Land at Wharf End														
		Т	imesca	le			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
landscape and townscape character and cultural facilities Economic	structure is ho	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.												
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary						
high performance and	Employment	0	++	++	Medium	Local	Long term	economic impacts through the						
sustainable economy to provide a powerful	Mixed Use	0	++	++	Medium	Local	Long term	creation of jobs in the construction process.						
contribution to regional growth	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	Housing	0	0	0	Medium	N/A	N/A							
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and						
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.						
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and traini	ng opportun	ities in a location th	at is in close proximity to a Priority	byment or mixed use development has the Regeneration Area and linked to it by a high ijor positive impact on the objective.					
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A							
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job						
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.						
	Mixed Use 0 + Low Local Long term creation and prosperity. 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	Housing	0	0	0	Medium	N/A	N/A	, 						
term sustainability of	Employment	0	0	0	Medium	N/A	N/A							
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A							

		Т	imesca	le			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	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	Housing	0	0	0	Medium	N/A	N/A						
and environmental performance of the	Employment Mixed Use	0	0	0	Medium Medium	N/A N/A	N/A N/A						
economy	As a non-com	mercial or	employm	ient use, t	he use of the sit	e for housin	ig would be unlikely		l is objective. The use of the site for employment within a town, district or local centre.				
Sustainability Summary													
n development taking place relating to improving accessi social exclusion. Each of the has the potential to have a ne The use of the site for housi objectives relating to reducin	in an accessible bility to essential uses could also h gative impact on ng, employment g the impacts of ntamination and	location w services have a posi- the object or mixed u climate climate cliwater qua	vithin a S and facilit sitive impa tive relatir use devel hange an	trategic Lo ies; and e act on the ng to healt opment w d reducing	ocation and in c onhancing trans objective relatir h. ould also have g contributions	lose proxim port infrastr ng to educat a positive e to climate c	ity to a Priority Req ucture and choice of ion and skills. Howe effect on several en hange. The propos	generation Area. It could therefore of travel mode; and some positive ever, as the site is less than 200m avironmental objectives. Specifical and uses of the site would also ha	stainability objectives. In particular, it would res e have a major positive impact on the objective e effect on the objective of reducing poverty a from a major source of noise pollution, each u lly, each use would have a positive effect on t ave the potential to have a positive effect on t e objective that relates to biodiversity due to t				
	ving a better bala	ance in the	e housing	market. E	By contrast, the	use of the s	ite for employment	development would have no signi	al element would have a major positive impact ficant impact on the objective. The use of the s elopment would have some positive effect on t				

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 W	Vharfside V	Vay										
		T	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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			
	Strategic Loca proportion of t contribution to (2010). The si	ation. Altho the new ho the need te has not	bugh there busing in T for family previousl	is preser rafford W and afford y been ide	atly limited inform harfside should dable housing, a cantified for reside	nation on th comprise of is identified ential develo	e type and tenure o f accommodation su in the Greater Man opment and, as suc	f housing that would be delivered uitable for families. The site theref chester Strategic Housing Market h, the proposed use of the site for	rovision of housing in the Trafford Wharfside , Core Strategy policy SL2 states that a ore has the potential to make a long term Assessment (SHMA) (2008) and update report employment development would not lead to the have a significant impact on the objective.			
S2. Improve accessibility	Housing	0	++	++	High	Local	Long term	Cumulative impact on the				
for all to essential services	Employment	0	++	++	High	Local	Long term	maintenance and				
and facilities	Mixed Use	0	++	++	High	Local	Long term	enhancement of public transport services				
	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.											

Land to the north of V	Vharfside V	Vay												
		Т	imescal	le			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the						
infrastructure, improve	Employment	0	++	++	Medium	Local	Long term	maintenance and						
choice of travel mode and quality of life to all	Mixed Use	0	++	++	Medium	Local	Long term	enhancement of public transport services						
communities.	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.												
		port and/c	or participa	ation in wa	lking or cycling		ave a major positiv							
S4. Reduce crime, disorder	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core					
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4 dential areas and could therefore have a major					
	forward in the employment a development	Wharfside rea and w would ther	e area. Th ould have efore hav	he use of t the poter e a positiv	he site for empl itial to be design e impact on the	oyment or n ned in accor objective. T	nixed use developm dance with Core St	nent would result in the provision of rategy policy L7.4. The proposed aly a low level of certainty over this	as as more residential development comes of an economic use in a predominantly use of the site for employment or mixed use s impact due to it being uncertain whether any					
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts						
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.						
	Mixed Use	0	+	+	Medium	Local	Long term							
	use of the site	could have would resu	/e a positi	ve impact	on this objective	e. There is h	nowever only a low	level of certainty over this impact.	to a Priority Regeneration Area. As such, this The use of the site for employment or mixed use a and could therefore also have a positive impact					
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term							
community identity and	Employment	0	0	0	Medium	N/A	Ň/A							
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term							
diversity, improve equity and equality of opportunity	require housin housing or mix	ng in this lo xed use de	ocation to evelopmer	make a co nt could th	ontribution towa	rds the prov positive imp	ision of a new prima act on the objective	ary school by 2021 to serve the n	erm. Core Strategy Policy SL2 does however ew residential community. The use of the site for site for employment is unlikely to have an impact					

Land to the north of	Wharfside V	Vay									
		Т	imescal	e	Nature of Effect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and			
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.			
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 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 helpin 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 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	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the		
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate		
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.		
	sources of noi	ise pollutic a low leve	on, the use I of certain	e of the sit	e for housing, e	mployment	or mixed use develo	opment has the potential to have	uently, due to the proximity of the site to these a negative impact on the objective. There is this objective given that this is not normally		
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
								of any neglected land/sites identif fects on the objective.	ied on the Trafford Derelict Property and Sites		
Environment											
E1. Reduce the effect of	Housing	0	?	?	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport		
traffic on the environment	Employment	0	?	?	Low	Local	Long term	greenhouse gas emissions	provision.		
	Mixed Use	0	?	?	Low	Local	Long term	and air quality.			
								Cumulative impacts with other development in Wharfside			

Land to the north of V															
		T	imesca	le			Nature of Eff	ect							
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
	impact on the the site and th site could pror	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 geo-	Housing Employment Mixed Use	0 0 0	+ + +	+++++	Low Low Low	Local Local Local	Long term Long term Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.						
morphological features	development a proposed uses development.	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process						
to climate change	Employment Mixed Use	0	+ +	++	Low Low	Local Local	Long term Long term	associated with climate change	to ensure development complies with Core Strategy policy L5						
	measures. The proposed use	e site is al of the site	so located for housi	d within th ng, emplo	e Trafford Park syment or mixed	low carbon use develo	n-site microgeneration growth area where the pote	the use of low carbon technologie	carbon, renewable and energy efficiency is is specifically encouraged. As such, the mate change. There is however only a low level of hese measures.						
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term								
climate change	Employment	0	+	+	Medium	Local	Long term								
	Mixed Use	0	+	+	Medium	Local	Long term								
	a low/medium	risk of flo	oding. The	e redevelo	opment of the sit	e for housin		nixed use development could how	one 2 and the site is therefore considered to be at vever offer some opportunities to reduce flood risk						
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process						
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core						
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.						

Land to the north of V			imescal	0			Nature of Eff	ect							
		-					(Batter of						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
production	development														
E6. Conserve land	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on							
resources and reduce land	Employment	0	+	+	Medium	Local	Long term	perceptions of the area.							
contamination	Mixed Use	0	+	+	Medium	Local	Long term								
								ntaminated Land Prioritisation Ma Id have a positive impact on the o	apping as potentially medium risk contaminated bjective.						
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A								
water quality	Employment	0	0	0	Medium	N/A	N/A								
	Mixed Use	0	0	0	Medium	N/A	N/A								
	land. The site	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 and. 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	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport						
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who suffer from respiratory illnesses.	network and ensure that the development is accessible by a choice of means of transport.						
	Mixed Use	0	-	-	Low	Local	Long term		Application of maximum car parking standards to encourage sustainable transport choices.						
	Although the s	site is loca	ted within	close pro	ximity of public	transport se	rvices, it is partly wi	ithin an AQMA and the developm	ent of the site for housing, employment or mixed						
									I use of the site has the potential to have some						
							iny impact on air qu ct on this objective.		by undertaking a formal Air Quality Impact						
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A								
the diversity and	Employment	0	0	0	Medium	N/A	N/A								
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A								
landscape and townscape character and cultural facilities									byment or mixed use development is therefore to have a significant impact on this objective.						

Land to the north of V	Wharfside V	Vay										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Economic		2										
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary				
high performance and	Employment	0	+ +	+ +	Medium	Local	Long term	economic impacts through the				
sustainable economy to provide a powerful	Mixed Use	0	+ +	++	Medium	Local	Long term	creation of jobs in the construction process.				
contribution to regional growth	opportunities i	in one of t o focus B1	ne focus a	ireas iden	tified by Core St	rategy polic	y W1.3 on previous	ly developed land and could pote	result in the creation of employment ntially also be in accordance with policy W1.5 evelopment could therefore have a major positive			
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.				
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and trainin	ng opportun	ities in a location that	at is in close proximity to a Priority	yment or mixed use development has the Regeneration Area and linked to it by a high jor positive impact on the objective.			
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A					
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job				
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.				
	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 touri 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 mix 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 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					
term sustainability of	Employment	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A					

		Timescale Nature of Effect											
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	considered tha result in the pr Employment L Trafford's town ancillary retail	at the use rovision of and Stud n centres provision	of the site f a town ce y (2009) a for office c would be	e for housi entre use ind the Tra developme appropria	ing is unlikely to (i.e. offices) in a afford Other Tov ent. In addition, ite. Consequent	have a sign n out of cen vn Centre U Core Strate ly, and takin	nificant effect on the htre location. Neverth lses Study (2010) es gy policy SL2 identii ng into account the s	objective. The use of the site for heless, a need for office developn stablished that there is likely to be fies Wharfside as an out of centre	access from the site to the Regional Centre, it is employment or mixed use development could nent in the Borough was identified by the Trafford insufficient suitable and available sites in location where some B1 development and velopment that is likely to come forward on it, the				
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A						
and environmental	Employment	0	0	0	Medium	N/A	N/A						
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A						
economy	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.												

Land to the north of	Wharfside \	Nay							
		Т	imesca	le					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

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.

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 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.

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 market 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.

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.

		Key fo	r 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 Wh	narf Ro	ad – Si	te A					
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social									
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Strategic Loca proportion of t contribution to (2010). Howev make a signifi	ation. Altho he new ho the need ver, due to cant contr being sui	bugh there busing in T for family the site b ibution tov table for h	e is preser Trafford W and afford being in ar wards affo housing. A	ntly limited inform harfside should dable housing, a n area that is cla rdable housing s such, the use	mation on th comprise o as identified assified by th needs. The	e type and tenure o f accommodation su in the Greater Man he Core Strategy as use of the site for e	f housing that would be delivered uitable for families. The site theref chester Strategic Housing Market being a 'cold' market area, there mployment development would re	rovision of housing in the Trafford Wharfside , Core Strategy policy SL2 states that a fore has the potential to make a long term Assessment (SHMA) (2008) and update report is only a low level of certainty that the site would esult in the loss of a site that been identified by identified residential site and would therefore
S2. Improve accessibility	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	maintenance and	
and facilities	Mixed Use	+ +	+ +	+ +	High	Local	Long term	enhancement of public transport services	

	Trafford Wh	harf Ro	ad – Si	te A					
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Metrolink static objective. Whi there is a high the long term.	ons and w Ist public t level of ce	ithin 20 m ransport s	ninutes tra services c	vel time of esse an change over ese public transp	ntial service time, the sit	e is within a Strateg will be maintained	rt. As such, each of the proposed gic Location that is a focus for sign and that the proposed uses woul	m of Pomona, Exchange Quay and Trafford Bar uses would have a major positive impact on the ificant levels of development. Consequently, d have a major positive impact on the objective in
S3. Enhance transport	Housing	++	+ +	+ +	Medium	Local	Long term	Cumulative impact on the	
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.	cycle routes th	nat will forr	n part of t	he Strate	gic Active Trave	l Network. T	he proposed use of		d in close proximity to existing and proposed or mixed use development therefore has the positive impact on the objective.
S4. Reduce crime, disorder	Housing				Low	Local	Long term	Secondary impacts on quality	Use of the development management process
and the fear of crime	Employment Mixed Use	+++	+++	+++	Low Low	Local Local	Long term Long term	of life	to ensure development complies with Core Strategy policy L7.4
	negative impar Strategy policy forward in the employment a	ct on this o y L7.4 and Wharfside rrea and w	bjective. it is recog area. Th ould have efore have	There is I gnised that e propose the poter e a signific	nowever only a l at over the longe ed use of the site ntial to be design cant positive imp	ow level of or er term the set for employ ned in accor pact on the c	certainty over this in ite is unlikely to be i ment or mixed use dance with Core St ubjective. There is h	npact as any housing could poten isolated from other residential are development would result in the p rategy policy L7.4. The proposed owever only a low level of certain	dential areas and could therefore have a major tially be designed in accordance with Core as as more residential development comes rovision of an economic use in a predominantly use of the site for employment or mixed use ty over this impact due to it being uncertain
	whether any d	evelopme	nt delivere	ed on the	site would be in	accordance	e with Core Strategy	policy L7.4.	
S5. Reduce poverty and	,	evelopme +	nt delivere +	ed on the +	site would be in Low	Local	\$,		
S5. Reduce poverty and social exclusion	whether any d Housing Employment	· · ·					e with Core Strategy Long term Long term	policy L7.4. Positive secondary impacts on quality of life.	
	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts	
	Housing Employment Mixed Use The use of the use of the site	+ + e site for ho could hav would resu	+ + pusing wo	+ + vuld result	Low Medium Medium in the provision on this objective	Local Local Local of housing i e. There is h	Long term Long term Long term in an accessible loc nowever only a low l	Positive secondary impacts on quality of life. ation that is within close proximity level of certainty over this impact.	to a Priority Regeneration Area. As such, this The use of the site for employment or mixed use a and would therefore also have a positive impact
	Housing Employment Mixed Use The use of the use of the site development v	+ + e site for ho could hav would resu	+ + pusing wo	+ + vuld result	Low Medium Medium in the provision on this objective	Local Local Local of housing i e. There is h	Long term Long term Long term in an accessible loc nowever only a low l	Positive secondary impacts on quality of life. ation that is within close proximity level of certainty over this impact.	The use of the site for employment or mixed use

Victoria Warehouse,	Trafford Wh	harf Roa	ad – Si	te A							
		Т	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term				
diversity, improve equity and equality of opportunity	require housin housing or mix	se 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 howeve e 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 ng 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 in mmunity facilities and is unlikely to have any significant effects on the objective.									
S7. Improve qualifications	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and			
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.			
population	Mixed Use	+	+	+	Medium	Local	Long term		generation Area but it does presently have some		
	address this s housing in this employment p	urplus cap location to urposes h	acity and o make a as the pot	supportin contribution tential to g	g the long term on towards the p generate appren	future of the provision of ticeships ar	e school by creating a new primary scho nd could therefore h	demand for places at the school. ool by 2021 to serve the new resid	a positive impact on the objective by helping to In addition, Core Strategy Policy SL2 requires lential community. The use of the site for ctive. There is however only a low level of		
S8. Improve the health	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the		
and, inequalities in health	Employment	-	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate		
of the population	Mixed Use	-	-	-	Medium	Local	Long term		design solutions.		
	these sources	of noise p a low leve	ollution, t l of certair	he use of hty that the	the site for hous e use of the site	sing, employ for employ	ment or mixed use ment development v	development has the potential to	onsequently, due to the proximity of the site to have a negative impact on the objective. There is this objective given that this is not normally		
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
							evelopment would no ficant effects on the		y neglected land/sites identified on the Trafford		
Environment											
E1. Reduce the effect of	Housing	?	?	?	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport		
traffic on the environment	Employment	?	?	?	Low	Local	Long term	greenhouse gas emissions	provision.		

Victoria Warehouse,	Frafford W	harf Ro	ad – Si	te A					
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	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 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. Never 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 provides 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 proposed uses would have an uncertain impact on the objective.								native to travelling by private car. Nevertheless, ffic. The site is also located in close proximity to ater. As such, it is considered that each of the
E2. Protect, enhance and	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development
restore open space,	Employment	-	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse
biodiversity, flora and	Mixed Use	-	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or
fauna, geological and geo-									mitigated.
morphological features	The Bridgewa impact on this Strategy policy	ter Canal designate	wildlife co d natural	rridor does asset and	SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these ass loes however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to C protect and enhance biodiversity, there is only a low level of certainty over this impact.				
E3. Reduce contributions	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	+	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	+	+	+	Low	Local	Long term	change	Strategy policy L5
									carbon, renewable and energy efficiency
									s is specifically encouraged. As such, the
									nate change. There is however only a low level of
	,					ļ		ed on the site would incorporate t	nese measures.
E4. Reduce impact of	Housing	+	+	+	Medium	Local	Long term		
climate change	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
									the site adjoins areas that are more susceptible
									ent or mixed use development could provide
E. Dadware the							sitive effect on the o	,	
E5. Reduce the	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process

Victoria Warehouse,	Trafford Wh	harf Ro	ad – Si	te A					
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
environmental impacts of	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
production	generated by	the develo	pment co	uld be ma	inaged using op	tions at the	top of the waste hie	rarchy, such as prevention, prepa	ion for the management of waste. Waste aring for re-use and recycling. It is however ich, the proposed use would have an uncertain
E6. Conserve land	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on	
resources and reduce land	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area.	
contamination	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term]	
								ntaminated Land Prioritisation Ma could have a major positive impa	apping as potentially high risk contaminated land. act on the objective.
E7. Protect and improve	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on	
water quality	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area and	
	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	the use of the canal for recreation	
		the setting	of this wa	atercourse					the site could improve the appearance of the site f the proposed uses has the potential to have a
E8. Protect and improve air	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport
quality	Employment	-	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is
	Mixed Use	-	-	-	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.
									Application of maximum car parking standards to encourage sustainable transport choices.
	site for housin potential to ha	ig, employ ive a nega	ment or m tive impa	nixed use ct on the c	development wo bjective. Never	ould inevitat theless, as f	oly generate addition	nal traffic. It is therefore considere ny impact on air quality can only	eximity of an AQMA and the development of the ed that the proposed use of the site has the be truly quantified by undertaking a formal Air
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		

Victoria Warehouse,	Trafford Wh	narf Ro	ad – Si	te A					
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
landscape and townscape character and cultural facilities	structure is ho	wever alreated for hous	eady heav sing, empl	he Manchester Ship Canal and, a	d to the north of the site. The setting of this s such, the proposed use of the Victoria ture and would not therefore have a significant				
Economic	1	1	l	l	1		1		
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	++	+ +	+ +	Medium	Local	Long term	economic impacts through the	
sustainable economy to provide a powerful	Mixed Use	++	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.	
contribution to regional growth									result in the creation of employment ntially also be in accordance with policy W1.5
	impact on the	objective.	The use of	of the site	for housing wou	uld not resul	t in the loss of a pre		levelopment could therefore have a major positive e within Trafford Park Core and, as such, it is tive.
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage	potential to res	sult in the	provision	of employ	ment and traini	ng opportuni	ities in a location that	at is in close proximity to a Priority	oyment or mixed use development has the y Regeneration Area and linked to it by a high ajor positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job	
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.	
	offer will be su mixed use dev certainty over	upported. velopment this impac	The site is would ha ct as it is r	also loca ve the pot not presen	ted in close pro tential to suppor tly known wheth	ximity to Old t this tourisr ner any emp	I Trafford football gr n destination and ha	ound which is a major tourism de ave a positive impact on the object se development would incorporat	ate proposals to support the culture and tourism stination. The use of the site for employment or ctive. There is however only a low level of e a use that is supportive of tourism. The
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		

		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		
	in an out of ce	ntre locati	on. Never	theless, a stablishe	need for office d that there are	developmer likely to be i	nt in the Borough wa	as identified by the Trafford Emplo and available sites in Trafford's to	in the provision of a town centre use (i.e. offices oyment Land Study (2009) and the Trafford Othe wn centres for office development. It is therefore
			of the site	for emplo	oyment purpose	s is also unl	ikely to have a sign	ificant impact on the objective.	
EC5. Improve the social			of the site 0	for emplo	oyment purpose: Medium	s is also unl N/A	ikely to have a sign N/A	ificant impact on the objective.	
and environmental	considered that		of the site 0 0					ificant impact on the objective.	
EC5. Improve the social and environmental performance of the economy	considered that Housing	at the use 0	of the site 0 0 0	0	Medium	N/A	N/A	ificant impact on the objective.	

Victoria Warehouse, Trafford Wharf Road – Site A												
	Timescale					Nature of Effe						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

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.

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.

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.

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.

		Key fo	r 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,	Frafford W	narf Ro	ad – Si	te B								
		Т	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social			-	-								
S1. Achieve a better balance and mix in the housing market between	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			
availability and demand	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	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact on the				
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	maintenance and				
and facilities	Mixed Use	+ +	+ +	+ +	High	Local	Long term	enhancement of public transport services				
	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	Housing	+ +	+ +	+ +	Medium	Local	Long term	Cumulative impact on the	,			
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	maintenance and				

Victoria Warehouse,	Trafford Wh	harf Roa	ad – Si	te B								
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
choice of travel mode and quality of life to all	Mixed Use	+ +	++	++	Medium	Local	Long term	enhancement of public transport services				
communities.	will form part of	of the Stra	tegic Activ	/e Travel I	Network. The pr	oposed use	of the site for housi		timity to existing and proposed cycle routes that velopment therefore has the potential to pact on the objective.			
S4. Reduce crime, disorder	Housing				Low	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the fear of crime	Employment	+	+	+	Low	Local	Long term	of life	to ensure development complies with Core			
	Mixed Use	+	+	+	Low	Local	Long term		Strategy policy L7.4			
S5. Reduce poverty and social exclusion	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.Housing++LowLocalLong termPositive secondary impacts on quality of life.											
	Mixed Use	+	+	+	Medium	Local	Long term					
	use of the site development v on this objection	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 N/A	Long term N/A					
welfare and value	Employment Mixed Use	0	0	0+	Medium Medium	Local	Long term					
diversity, improve equity												
and equality of opportunity												
	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											
					ve any significa							
S7. Improve qualifications	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and				

	Trafford Wh		imescal				Nature of Eff							
		-				r -	r -	l.						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.						
population	Mixed Use + + + Medium Local Long term													
	The site is with	hin the cat	chment of	f Kingswa	y Primary Scho	ol. This scho	ool is not within a Pr	iority Regeneration Area or a Reg	generation Area but it does presently have som					
	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.												
	certainty over	this impac	t as it is p	resently u	incertain whethe	er any occu	pier of the developm	nent would offer apprenticeships.						
8. Improve the health nd, inequalities in health	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the					
	Employment	-	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate					
of the population	Mixed Use	-	-	-	Medium	Local	Long term		design solutions.					
	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	Housing	0	0	0	Medium	N/A	N/A							
ocal neighbourhood	Employment	0	0	0	Medium	N/A	N/A							
quality	Mixed Use	0	0	0	Medium	N/A	N/A							
	The redevelop	ment of th	ne site for	housing v	vould not result	in the remov	val or improvement	of any neglected land/sites identif	ied on the Trafford Derelict Property and Sites					
	list. As such,	the propos	sed use of	the site f	or housing is un	likely to hav	e any significant eff	ects on the objective.						
Environment														
E1. Reduce the effect of	Housing	0	0	0	Low	N/A	N/A							
		-	•	•		NI/A	N1/A	1						
traffic on the environment	Employment	0	0	0	Low	N/A	N/A							

Victoria Warehouse,	Trafford Wharf Road – Site B												
		Т	imesca	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	proximity to ro sustainable lo employment of account the si not lead to an certainty of thi	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.											
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo- morphological features									Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. ely to have a significant impact on these assets. ed use development could have a negative				
	impact on this	designate	ed natural	asset and	therefore have	a negative i	impact on the objec		appropriate ecological surveys and due to Core				
E3. Reduce contributions to climate change	Housing Employment Mixed Use	+ + + + +	+ + + +	+ + + +	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	Any developm measures. Th proposed use	e site is al of the site	so located for housi	d within th ng, emplo	e Trafford Park syment or mixed	low carbon guse develop	growth area where to pment has the pote	the use of low carbon technologie	carbon, renewable and energy efficiency s is specifically encouraged. As such, the mate change. There is however only a low level of hese measures.				
E4. Reduce impact of	Housing	+	+	+	Medium	Local	Long term						
climate change	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				
environmental impacts of	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core				

Victoria Warehouse,	Trafford Wi	harf Ro	ad – Si	te B								
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
consumption and	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.			
production	generated by presently unkn impact on the	on for the management of waste. Waste aring for re-use and recycling. It is however ch, the proposed use would have an uncertain										
E6. Conserve land	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on				
resources and reduce land	Employment	++	+ +	+ +	Medium	Local	Long term	perceptions of the area.				
contamination	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 contamin 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	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on				
vater quality	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area and				
	Mixed Use	++	+ +	+ +	Medium	Local	Long term	the use of the canal for recreation				
	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	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality .	Employment	?	?	?	Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use	?	?	?	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.			
									Application of maximum car parking standards to encourage sustainable transport choices.			
	accommodate	e, it is unce l each of tl	ertain whe he propos	ther any c	of the proposed	uses would	result in a significan	nt increase in traffic or associated	the scale of development it would be likely to vehicular emissions. The site is however within at each of the proposed uses would have an			
E9. Protect and enhance	Housing	0	Ú Ú	0	Medium	N/A	N/A					
	v		-	•								
the diversity and	Employment	0	0	0	Medium	N/A	N/A					

Victoria Warehouse,	Trafford Wh	narf Ro	ad – Si	te B										
		Т	imesca	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
landscape and townscape character and cultural facilities Economic	structure is ho	wever alre	eady heav	ily influen	ced by modern	developmer	nt on either side of t	he Manchester Ship Canal and, a	d to the north east of the site. The setting of this s such, the proposed use of the site for housing, have a significant impact on this objective.					
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary						
high performance and	Employment	++	++	++	Medium	Local	Long term	economic impacts through the						
sustainable economy to provide a powerful	Mixed Use	++	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.						
contribution to regional growth	opportunities i which seeks to impact on the	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 mpact 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	Housing	0	0	0	Medium	N/A	N/A							
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and						
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.						
in areas of disadvantage	potential to res	sult in the	provision	of employ	ment and trainir	ng opportuni	ities in a location the	at is in close proximity to a Priority	byment or mixed use development has the / Regeneration Area and linked to it by a high ajor positive impact on the objective.					
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A							
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job						
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.						
	offer will be su mixed use dev certainty over	Mixed Use + + Low Local Long term creation and prosperity. 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	Housing	0	0	0	Medium	N/A	N/A							
term sustainability of	Employment	0	0	0	Medium	N/A	N/A							
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A							

	Trafford Wh		imesca				Nature of Eff	ect		
		-	r	r		r	[r		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	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 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 object 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 office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established 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 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	Housing	Ö	0	0	Medium	N/A	N/A			
	Employment	0	0	0	Medium	N/A	N/A			
			-	•	NA I'	NI/A	N1/A			
and environmental performance of the economy	Mixed Use	0	0	0	Medium	N/A	N/A			

Victoria Warehouse, Trafford Wharf Road – Site B													
		Т	imesca	le			Nature of Effe						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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.

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.

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.

		Key fo	r 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								
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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 Strategic Location. Although there is presently limited information on the type and tenure of housing that would be delive proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. The site the contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing M (2010). The use of the site for employment development would result in the loss of a site that been identified by the SH the site for employment would lead to the loss of a previously identified residential site and could have a major negative.							of housing that would be delivered uitable for families. The site theref chester Strategic Housing Market nat been identified by the SHLAA	, Core Strategy policy SL2 states that a ore has the potential to make a long term Assessment (SHMA) (2008) and update report as being suitable for housing. As such, the use of	
S2. Improve accessibility	Housing	++	+ +	+ +	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	maintenance and	
and facilities	Mixed Use	+ +	+ +	+ +	High	Local	Long term	enhancement of public transport services	

Wharfside II, Trafford	Park										
		Т	imesca	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	a Quality Bus each of the pro Strategic Loca	Corridor o oposed us ition that is	r within 8 es would s a focus	00m of a i have a m for signific	ailway station o ajor positive imp ant levels of de d have a major	r a Metrolinl pact on the ovelopment.	k station and the site	e is within 20 minutes travel time of recognised that public transport e is a high level of certainty that the in the long term.	a. The majority of the site is either within 400m of of essential services by public transport. As such, services can change over time, the site is within a nat these public transport services will be		
S3. Enhance transport	Housing	+ +	+ +	+ +	Medium	Local	Long term	Cumulative impact on the			
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	maintenance and			
choice of travel mode and quality of life to all	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	enhancement of public transport services			
	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.										
S4. Reduce crime, disorder	Housing				Low	Local	Long term	Secondary impacts on quality	Use of the development management process		
and the fear of crime	Employment Mixed Use	+	+	+	Low	Local	Long term	of life	to ensure development complies with Core		
	Mixed Use++LowLocalLong termStrategy policy L7.4The 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.										
S5. Reduce poverty and	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts			
social exclusion	Employment	+	+	+	Medium	Local	Long term	on quality of life.			
	Mixed Use	+	+	+	Medium	Local	Long term	1			
	use of the site	could hav	e a positi	ve impact	on this objectiv	e. There is I	however only a low	level of certainty over this impact.	y to a Priority Regeneration Area. As such, this The use of the site for employment or mixed use a and could therefore also have a positive impact		

Wharfside II, Trafford	Park								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S6. Encourage a sense of	Housing	0	+	+	Medium	Local	Long term		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	+	+	Medium	Local	Long term		
diversity, improve equity									erm. Core Strategy Policy SL2 does however
and equality of opportunity	housing or mix	xed use de	evelopmer	nt could th	erefore have a	positive imp		in the longer term. The use of th	ew residential community. The use of the site for e site for employment is unlikely to have an
S7. Improve qualifications	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.	
population	Mixed Use	+	+	+	Medium	Local	Long term		generation Area but it does presently have some
	housing in this employment p	s location to ourposes h	to make a las the pot	contributi tential to g	on towards the generate apprer	provision of iticeships ar	a new primary scho nd could therefore h	ool by 2021 to serve the new resid	In addition, Core Strategy Policy SL2 requires lential community. The use of the site for ctive. There is however only a low level of
S8. Improve the health	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the
and, inequalities in health	Employment	-	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate
of the population	Mixed Use	-	-	-	Medium	Local	Long term		design solutions.
	site for housin	ig, employ	ment or m	nixed use of	development ha	is the poten	tial to have a negati	ve impact on the objective. There	e to this source of noise pollution, the use of the is however only a low level of certainty that the posidered to be a noise-sensitive use.
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford
Environment									
E1. Reduce the effect of	Housing	-	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport
traffic on the environment	Employment	-	-	-	Low	Local	Long term	greenhouse gas emissions	provision

Wharfside II, Trafford	Park								
		Т	imescal	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Mixed Use	-	-	-	Low	Local	Long term	and air quality.	
	were shown ir than 250m of Nevertheless,	n the LDF a bus stop given the egative imp	Transport b. As such size of the bact on the	Modelling , the prop e site and	Report as oper osed use of the the scale of dev	ating with a site for hou velopment it	volume over capac sing, employment o is expected to acco	ity ratio of 85% or greater. The si r mixed use development has the ommodate, it is considered that ea	e site is located in close proximity to roads that te is within 800m of a Metrolink station and less potential to increase the use of public transport. ach of the proposed uses has the potential to sed that the site is located in close proximity to
E2. Protect, enhance and	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development
restore open space,	Employment	-	-	-	Low	Local	Long term	of the local area	management process to ensure any adverse
biodiversity, flora and fauna, geological and geo-	Mixed Use	-	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or mitigated.
	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 feature site for housing, employment or mixed use development could have a negative impact on these designated natural assets and therefore have a negative i objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodi only a low level of certainty over this impact.								
	site for housin objective. Hov	ig, employ vever, in tl	ment or m ne absenc	nixed use of appro	development co opriate ecologica	uld have a i	negative impact on t	hese designated natural assets a	ind therefore have a negative impact on the
E3. Reduce contributions	site for housin objective. Hov	ig, employ vever, in tl	ment or m ne absenc	nixed use of appro	development co opriate ecologica	uld have a i	negative impact on t	hese designated natural assets a	ind therefore have a negative impact on the
E3. Reduce contributions to climate change	site for housin objective. Hov only a low leve Housing Employment	ng, employ wever, in th el of certai	ment or m ne absenc inty over tl	nixed use e of appro his impact	development co opriate ecologica	uld have a i al surveys a Local Local	negative impact on t nd due to Core Stra Long term Long term	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate	 Ind therefore have a negative impact on the s to protect and enhance biodiversity, there is Use of the development management process to ensure development complies with Core
	site for housin objective. How only a low leve Housing Employment Mixed Use	ng, employ wever, in the el of certain + + +	ment or m ne absenc nty over th + + +	hixed use this impact + + + +	development co opriate ecologica Low Low Low	uld have a i al surveys a Local Local Local	negative impact on t nd due to Core Stra Long term Long term Long term	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use	ng, employ wever, in the el of certain + + + hent on the e site is al of the site	ment or m ne absence inty over th + + e site woul so located for housin	nixed use of appro- his impact + + d have the d within the ng, emplo	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed	Local Local Local Local Local Corporate or low carbon use develo	Long term Long term Long term Long term n-site microgeneration growth area where the potent	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie	Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency is is specifically encouraged. As such, the mate change. There is however only a low level of
to climate change E4. Reduce impact of	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use certainty over Housing	ng, employ wever, in the el of certain + + + hent on the e site is al of the site	ment or m ne absence inty over th + + e site woul so located for housin	nixed use of appro- his impact + + d have the d within the ng, emplo	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed certain whether Medium	Local Local Local Local Local Corporate or low carbon use develo	Long term Long term Long term Long term n-site microgeneration growth area where the potent	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie ntial to reduce contributions to clir	 Ind therefore have a negative impact on the s to protect and enhance biodiversity, there is Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency is is specifically encouraged. As such, the nate change. There is however only a low level of hese measures. Implementation of appropriate measures to
to climate change	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use certainty over Housing Employment	ng, employ wever, in the el of certain + + + hent on the e site is al of the site	ment or m ne absence inty over th + + e site woul so located for housin	nixed use of appro- his impact + + d have the d within the ng, emplo	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed certain whether Medium Medium	uld have a i al surveys a Local Local corporate or low carbon use develo or not any c Local Local	Long term Long term Long term Long term Long term Seven area where to poment has the poten levelopment deliver Long term Long term	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie ntial to reduce contributions to clir	 Ind therefore have a negative impact on the s to protect and enhance biodiversity, there is Use of the development management process to ensure development complies with Core Strategy policy L5 Carbon, renewable and energy efficiency es is specifically encouraged. As such, the mate change. There is however only a low level of hese measures.
to climate change E4. Reduce impact of	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use certainty over Housing Employment Mixed Use	ng, employ wever, in the el of certain + + + hent on the e site is all of the site this impace - -	ment or m ne absenc nty over tl + + e site woul so located for housin ct due to it - -	hixed use of appro- his impact + + d have the d within the ng, emplo being und - - -	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed certain whether Medium Medium Medium	Local Local Local Local Local Corporate or low carbon use develo or not any c Local Local Local	Long term Long term Long term Long term Long term Sevelopment deliver Long term Long term Long term Long term Long term	these designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie ntial to reduce contributions to clir ed on the site would incorporate t	 Ind therefore have a negative impact on the s to protect and enhance biodiversity, there is Use of the development management process to ensure development complies with Core Strategy policy L5 Carbon, renewable and energy efficiency is specifically encouraged. As such, the mate change. There is however only a low level of hese measures. Implementation of appropriate measures to minimise flood risk and surface water run-off.
to climate change E4. Reduce impact of	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use certainty over Housing Employment Mixed Use The site is par proposed use	rg, employ wever, in the el of certain + + + hent on the e site is al of the site this impace - - rtly within l of the site	ment or m ne absence inty over th + + e site woul so located for housin ct due to it - - Flood Zon for housin	nixed use of appro- his impact + + d have the d within the ng, emplo being une - - e 2 and, a ng, emplo	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed certain whether Medium Medium Medium as such, it is at a	Local Local Local Local Local Local Local use develo or not any c Local Local Local Local use develo	Long term Long term Long term Long term n-site microgeneratin growth area where t pment has the poter levelopment deliver Long term Long term Sk of flooding. Parts pment could therefor	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie ntial to reduce contributions to clir ed on the site would incorporate t	 Ind therefore have a negative impact on the s to protect and enhance biodiversity, there is Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency is is specifically encouraged. As such, the nate change. There is however only a low level of hese measures. Implementation of appropriate measures to
to climate change E4. Reduce impact of	site for housin objective. How only a low leve Housing Employment Mixed Use Any developm measures. Th proposed use certainty over Housing Employment Mixed Use The site is par proposed use	rg, employ wever, in the el of certain + + + hent on the e site is al of the site this impace - - rtly within l of the site	ment or m ne absence inty over th + + e site woul so located for housin ct due to it - - Flood Zon for housin	nixed use of appro- his impact + + d have the d within the ng, emplo being une - - e 2 and, a ng, emplo	development co opriate ecologica Low Low e potential to inc e Trafford Park yment or mixed certain whether Medium Medium Medium as such, it is at a yment or mixed	Local Local Local Local Local Local Local use develo or not any c Local Local Local Local use develo	Long term Long term Long term Long term n-site microgeneratin growth area where t pment has the poter levelopment deliver Long term Long term Sk of flooding. Parts pment could therefor	hese designated natural assets a tegy policy R2 requiring proposal Secondary impacts associated with climate change on technologies and/or other low the use of low carbon technologie ntial to reduce contributions to clir ed on the site would incorporate t	Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency is is specifically encouraged. As such, the mate change. There is however only a low level of hese measures. Implementation of appropriate measures to minimise flood risk and surface water run-off.

Wharfside II, Trafford	Park											
		Т	imesca	le			Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
consumption and	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.			
production	development	could be n	nanaged u	using optic	ons at the top of	the waste h	nierarchy, such as p	revention, preparing for re-use an	nagement of waste. Waste generated by the Id recycling. It is however presently unknown se would have an uncertain impact on the			
E6. Conserve land	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on				
resources and reduce land	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area.				
contamination	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term					
	which are liste remediate site	ed as poter es that are	ntially con known to	taining hiq be contar	gh risk contamin ninated. Each o	ated land. E f the uses c	Each of the propose ould therefore have	d uses of the site therefore offers a major positive effect on the obj	Land Prioritisation Mapping, including a number the opportunity to address NLUD sites and ective.			
E7. Protect and improve	Housing	+ +	+ +	+ +	Medium	Local	Long term	Secondary impacts on				
water quality	Employment	+ +	+ +	+ +	Medium	Local	Long term	perceptions of the area and				
	Mixed Use	++	++	++	Medium	Local	Long term	the use of the canal for recreation				
	development	of the site colluted an	could imp d which c	rove the a	appearance of th	ne site and e	enhance the setting	of these watercourses and would	ic location are within 250m of a watercourse. The also result in the remediation of sites that are posed uses has the potential to have a major			
E8. Protect and improve air	Housing				Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality .	Employment				Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use				Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.			
									Application of maximum car parking standards to encourage sustainable transport choices.			
	use developm accommodate impact on air	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 mpact 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.											

Wharfside II, Trafford	Park								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		
landscape and townscape									t to the east of the site. The setting of this
character and cultural									s such, the proposed use of the site for housing,
facilities	employment o	or mixed us	se develo	oment is u	nlikely to have a	an impact or	n the setting of this	structure and would not therefore	have a significant impact on this objective.
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	+ +	+ +	+ +	Medium	Borough	Long term	economic impacts through the	
sustainable economy to						wide		creation of jobs in the	
provide a powerful	Mixed Use	+ +	+ +	+ +	Medium	Borough	Long term	construction process.	
contribution to regional						wide			
growth									result in the creation of employment
									ntially also be in accordance with policy W1.5
									evelopment could therefore have a major positive e within Trafford Park Core and would be unlikely
	to have any si						t in the 1055 of a pre		e within Tranold Park Cole and would be uninkely
EC2. Reducing disparities	Housing	0	0		Medium	N/A	N/A		
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									byment or mixed use development has the
5									Regeneration Area and linked to it by a high
									jor positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	+	+	+	Low	Local	Long term	Secondary impacts on job	
destination	Mixed Use	+	+	+	Low	Local	Long term	creation and prosperity.	
		hin the Wr	harfside S	trategic Lo	cation which is			v R6 as key area where appropri	ate proposal to support the culture and tourism
									n. The use of the site for employment or mixed
									here is however only a low level of certainty over
									supportive of tourism. The use of the site for
	housing would	<u>be unlike</u>	ly to have	a significa	ant impact on th	e objective.		-	

		T	imescal	e	Nature of Effect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A			
term sustainability of Trafford's Town Centres	Employment	?	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management proces 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, considered that the use of the site for housing or mixed use development incorporating a residential erest of the site for employment development could result in the provision of a town centre use (i.e. offices) Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town (insufficient suitable and available sites in Trafford's town centres for office development. In addition, C location where some B1 development and ancillary retail provision would be appropriate. However, it forward on a site of this size would have a significant impact on the sustainability of Trafford's town cemployment or mixed uses purposes would have a significant impact on the objective.									
	considered tha of the site for of Borough was in insufficient sui location where forward on a s whether any e	at the use employme identified I table and some B1 ite of this mploymer	of the site of the site oy the Tra available developn size would the develop	o for housi pment cou fford Emp sites in Tr nent and a d have a s ment at th	ng or mixed use Ild result in the loyment Land S afford's town ce ancillary retail pr ignificant impace ne site would inc	e developme provision of study (2009) entres for off rovision wou of on the sus corporate a	ent incorporating a n a town centre use (and the Trafford O fice development. In ald be appropriate. H stainability of Traffor B1 office element ar	esidential element is unlikely to h i.e. offices) in an out of centre loc ther Town Centre Uses Study (20 a addition, Core Strategy policy SI However, it is uncertain whether the d's town centres. Nevertheless, it	ave a significant effect on the objective. The use ation. A need for office development in the 10) established that there is likely to be L2 identifies Wharfside as an out of centre ne scale of office development that could come t is recognised that it is presently unknown	
•	considered tha of the site for of Borough was in insufficient sui location where forward on a s whether any e	at the use employme identified I table and some B1 ite of this mploymer	of the site of the site oy the Tra available developn size would the develop	o for housi pment cou fford Emp sites in Tr nent and a d have a s ment at th	ng or mixed use Ild result in the loyment Land S afford's town ce ancillary retail pr ignificant impace ne site would inc	e developme provision of Study (2009) entres for off rovision wou ct on the sus corporate a ant impact o N/A	ent incorporating a n a town centre use (and the Trafford O fice development. In Id be appropriate. H stainability of Traffor B1 office element an n the objective. N/A	esidential element is unlikely to h i.e. offices) in an out of centre loc ther Town Centre Uses Study (20 a addition, Core Strategy policy SI However, it is uncertain whether the d's town centres. Nevertheless, it	ave a significant effect on the objective. The use ation. A need for office development in the 10) established that there is likely to be L2 identifies Wharfside as an out of centre ne scale of office development that could come t is recognised that it is presently unknown	
EC5. Improve the social and environmental	considered that of the site for of Borough was in insufficient suit location where forward on a si whether any e employment of	at the use employme identified I table and some B1 ite of this mploymer r mixed us	of the site of the site oy the Tra available developn size would the develop	for housi opment cou fford Emp sites in Tr nent and a d have a s ment at th ses would	ng or mixed use Ild result in the Ioyment Land S afford's town ce ancillary retail pr ignificant impact he site would inc have a significa	e developme provision of Study (2009) entres for off rovision wou ct on the sus corporate a ant impact o N/A N/A	ent incorporating a r a town centre use (and the Trafford O fice development. In and be appropriate. H stainability of Traffor B1 office element ar n the objective. N/A N/A	esidential element is unlikely to h i.e. offices) in an out of centre loc ther Town Centre Uses Study (20 a addition, Core Strategy policy SI However, it is uncertain whether the d's town centres. Nevertheless, it	ave a significant effect on the objective. The use ation. A need for office development in the 10) established that there is likely to be L2 identifies Wharfside as an out of centre ne scale of office development that could come t is recognised that it is presently unknown	
•	considered tha of the site for of Borough was in insufficient sui location where forward on a s whether any e employment of Housing Employment Mixed Use	at the use employme identified I table and e some B1 ite of this mploymer r mixed us 0 0 0	of the site nt develop by the Tra available developn size would nt develop ses purpos 0 0 0	offor housi poment cou fford Emp sites in Tr nent and a d have a s ment at th ses would 0 0 0	ng or mixed use Ild result in the Ioyment Land S afford's town ce ancillary retail pr ignificant impac the site would inco have a significa Medium Medium Medium	e developme provision of Study (2009) entres for off rovision wou ct on the sus corporate a ant impact o N/A N/A N/A	ent incorporating a m a town centre use (and the Trafford Or ice development. In uld be appropriate. H stainability of Traffor B1 office element ar n the objective. N/A N/A N/A	esidential element is unlikely to h i.e. offices) in an out of centre loc ther Town Centre Uses Study (20 a addition, Core Strategy policy SI However, it is uncertain whether th d's town centres. Nevertheless, if and it is therefore considered to be	ave a significant effect on the objective. The use ation. A need for office development in the 10) established that there is likely to be L2 identifies Wharfside as an out of centre ne scale of office development that could come t is recognised that it is presently unknown	

Wharfside II, Trafford Park												
	Timescale						Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

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.

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.

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.

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.

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

WHA 1 – Wharfside S	trategic L	ocation										
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social	£		2									
S1. Achieve a better balance and mix in the	++	++	++	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.					
housing market between availability and demand	specifies tha Strategy pol potential to (SHMA) (20	at the mixed icy SL2 stat make a long 08) and upd	use sites co tes that a pro- term contri late report (ould accommod oportion of the r bution to the ne 2010). However	ate up to 900 new housing ir ed for family a r, due to the si	units. Whilst the po n Trafford Wharfside and affordable hous	blicy does not specify the type or tenure e should comprise of accommodation s ing, as identified in the Greater Manche that is classified by the Core Strategy a	ave a major positive impact on the objective. WHA2 hure of housing that would be provided, Core on suitable for families. The policy therefore has the nchester Strategic Housing Market Assessment gy as being a 'cold' market area, there is only a low				
S2. Improve accessibility for all to essential services and facilities								egic Location. The site is relatively well served nerefore have a major positive impact on the				
	objective.	пэрон. Аз с	a result, the									
S3. Enhance transport	++	++	++	Medium	Local	Long term						
infrastructure, improve choice of travel mode and quality of life to all communities.	within conve – incorporat	enient walkir ing appropri ncluding the	ng distance iate provisio provision o	of the proposed in for walking, c f new Metrolink	l communities ycling and veh stations. The	within the Wharfsid nicles – and the poli policy could therefo	e Strategic Location. The policy refers cy provides support for the provision of ore have a major positive impact on the	a also result in the provision of local facilities to the creation of a strategic processional route the Trafford Park Metrolink Extension through objective and its sub-objective of improving				
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				
	positive imp	act on the o	bjective. Th	ootential to be b here is however y policy L7.4.	uilt in accorda only a low lev	nce with policy L7.4 rel of certainty over	t of the Core Strategy. As such, the pol this impact due to it being uncertain wh	icy would have the potential to have a major nether any housing delivered on the site would				
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.					

WHA 1 – Wharfside S	trategic L	ocation										
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	number of t	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	++	++	++	Medium	Local	Long term						
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy p major positi		•	ve.	ange of facilitie	es to serve the prop	oosed communities within the Wharfsid	e Strategic Location. The policy could therefore a				
S7. Improve qualifications	+	+	+	Medium	Local	Long term						
and skills of the resident population		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 ommunity. 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	0	0	0	Medium	N/A	N/A						
and, inequalities in health of the population	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.						the objective.					
S9. Protect and improve	0	0	0	Medium	N/A	N/A						
local neighbourhood quality		nd improving	g public acc					preserving and enhancing the existing canalside y neglected land and is unlikely to have a				
Environment		1				· · ·						
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 S		imescale				Nature of E			
						r		• ••••	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
morphological features	the Strategie	c Location c	ould have a	negative impac	t on these de	signated natural ass	sets and therefore have a negative imp	lors. The proposed development of sites within act on the objective. However, in the absence of there is only a low level of certainty over this	
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 energies of the 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 impair objective and its sub-objective of minimising the risk of flooding.							ential to have some negative impact on the	
E5. Reduce the	?	?	?	Low	Local	Long term			
environmental impacts of consumption and 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	++	++	++	Medium	Local	Long term			
resources and reduce land contamination									
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 S	trategic L	ocation										
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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				
	that the prop policy would sites are wit	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	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							to have a significant impact on the objective.				
Economic												
EC1. Enhance Trafford's high performance and	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.					
sustainable economy to provide a powerful contribution to regional growth	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 there has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact the objective.											
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.					
of all residents particularly in areas of disadvantage	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 S	Strategic L	ocation								
	T	imescale				Nature of E				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
destination	Trafford foot and where p	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	in an out of policy does	centre locat however sp	ion and the ecify that su	policy does pro	mote the prov ly be permitted	ision of a number o I where they are int	f main town centre uses, including com	rafford's town centres. The Strategic Location is mercial office, retail and commercial leisure. The unities living within the Strategic Location. The		
EC5. Improve the social and environmental performance of the economy Sustainability Summary	0 0 Medium N/A N/A N/A Construction of Trafford's economy. As such, it is unlikely to have a significant impact on the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.									

Sustainability Summary

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.

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.

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.

WHA2 – MediacityUK	Area								
	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
Social	-			-			-		
S1. Achieve a better balance and mix in the	+	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.		
housing market between availability and demand 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 the Core Strategy policy SL2 states that a proportion of the new housing in Trafford Wharfside should comprise of accommodation suitable for families. has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic H 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 'd ability to contribute towards affordable housing need is diminished by viability.							tion suitable for families. The policy therefore Manchester Strategic Housing Market		
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	++	++	++	Medium	Local	Long term			
infrastructure, improve	The policy w	ould result	in developm	nent being direc	ted to a location	on that is relatively	well served by public transport. It would	also result in the provision of local facilities	
choice of travel mode and								elatively well served by public transport, and	
quality of life to all communities.				ransport improv			fside Strategic Area The policy could th	nerefore have a major positive impact on the	
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										
		imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	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. 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 potent 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					
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the provision of a range of facilities to serve the proposed communities within the Wharfside Strategic Location. The polic major positive impact on the objective.							e Strategic Location. The policy could therefore a			
S7. Improve qualifications	+	+	+	Medium	Local	Long term					
and skills of the resident	Core Strate	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									
population	community.	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	++	++	++	Medium	Local	Long term					
and, inequalities in health of the population	The policy requires the provision of approximately 3 hectares of new open space / green infrastructure, including a new neighbourhood park. The example of the provision of play space, information recreation areas, green infrastructure, including a new neighbourhood park. The example of the provision of play space, information recreation areas, green infrastructure, including a new neighbourhood park. The example of the provision of play space, information recreation areas, green infrastructure, including a new neighbourhood park. The example of the provision of play space, information recreation areas, green infrastructure, including a new neighbourhood park. The example of the provision of play space, information recreation areas, green infrastructure, including 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 intricipate in sport or recreation.						ation areas, green infrastructure, public art and a providing support for participation in recreation,				
S9. Protect and improve	0	0	0	Medium	N/A	N/A					
local neighbourhood quality	The policy is	s unlikely to	result in the	e redevelopmen	t of any negle	cted land and is unl	ikely to have a significant impact on th	e objective.			
Environment											
E1. Reduce the effect of	-	-	-	Low	More than	Long term	Secondary impacts on air quality	Secure enhancements to public transport			
traffic on the environment					local		and greenhouse gas emissions.	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												
	Т	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
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.					
morphological features	impact on th and improve sub-objectiv and Wharfsi	The MediacityUK area is immediately adjacent to the Manchester Ship Canal wildlife corridor. The proposed development of the MediacityUK area could have a negative mpact 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 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, althout 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 and associated emissions. As such, the policy would have an uncertain impact on this objective overall							ncertain whether or not any development structure within the area which could reduce the senhouse gas emissions. In addition, although					
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	?	?	?	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.					
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	++	++	++	Medium	Local	Long term							

WHA2 – MediacityUK	Area							
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
resources and reduce land contamination	Trafford Cor	ntaminated	development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the and Prioritisation Mapping as potentially being medium or high risk contaminated land. The policy therefore has the potential to have a major bjective 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 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 t 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 th that the proposed community in Wharfside does not need to travel to access essential services and facilities. The development of these sites for the user policy would however inevitably generate some additional vehicular movements in the area and could therefore have an adverse impact on local air qual 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 a 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 under							vision of a range of facilities that would ensure nent of these sites for the uses proposed by the lverse impact on local air quality. Some of the s however only a low level of certainty over this
E9. Protect and enhance	0	0	0	Medium	N/A	N/A		
the diversity and distinctiveness of landscape and townscape character and cultural facilities	The policy is	s unlikely to	have a sign	ificant impact u	pon the chara	cter of landscapes a	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	++ The policy v	++ vould result	++ in the provis	Medium sion of employm	Borough wide ent floorspace	Long term e and commercial u	Secondary impacts on job creation and prosperity. ses within a Strategic Location and in a	an area that is an established driver of the local /
provide a powerful contribution to regional growth	a powerful regional economy. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could							

WHA2 – MediacityUK	Area										
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	More than local	Long term	Increased opportunities and quality of life.				
of all residents particularly in areas of disadvantage	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	+	+	+	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.				
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 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	including off communities was identifie suitable and be directed	fice, retail ar s living withi ed by the Tra l available s	nd commerce n the Strate afford Emplo tes in Traffo	ial leisure. The gic Location. Th byment Land St ord's town centr herefore unlikel	policy does he ne policy is the udy (2009) an es for office d y to have a si	owever specify that prefore unlikely to ha d the Trafford Othe evelopment. In addi gnificant impact on	retail uses will only be permitted where ave a significant impact on the objective r Town Centre Uses Study (2010) esta tion, the Core Strategy identified Whar	n of a number of main town centre uses, e they are intended to serve the needs of the e. A need for office development in the Borough blished that there are likely to be insufficient fside as a location where office development can			
EC5. Improve the social and environmental performance of the economy	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										
	T	imescale				Nature of Ef	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

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.

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.

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.

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

WHA3 - Manchester L	Jnited Foc	otball Clu	ub Stadi	um Area								
	Ţ	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social	÷	8	8	•	ê		•					
S1. Achieve a better	0	0	0	Medium	N/A	N/A						
balance and mix in the		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										
housing market between availability and demand	objective.	objective.										
S2. Improve accessibility	0	0	0	Medium	N/A	N/A						
for all to essential services and facilities	The policy is	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	+	+	+	Medium	Local	Long term						
infrastructure, improve choice of travel mode and quality of life to all communities.	prove 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 s 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				
		act on the o	bjective. Th	nere is however				cy would have the potential to have a major ether any housing delivered on the site would be				
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											
			to have som	ne positive impa	ct on the obje	ctive and its sub-obj	jectives of reducing multiple deprivation	s and improving the financial position of low				
	income fami											
S6. Encourage a sense of	+	+	+	Medium	Local	Long term						

WHA3 - Manchester L	United Foo	otball Clu	ub Stadi	um Area					
	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
community identity and welfare and value diversity, improve equity and equality of opportunity							s. Whilst these facilities will be primarily some positive impact on the objective.	targeted towards visitors to the area, they would	
S7. Improve qualifications and skills of the resident population	qualification	s and skills.	As such, it	is unlikely to hav	ve a significan	t impact on the obje		cy is unlikely to have a significant impact upon	
S8. Improve the health and, inequalities in health of the population		0 s unlikely to	0 have a sign		-		ely to have a significant impact on the o	bjective	
S9. Protect and improve local neighbourhood quality	0 The propose	0 ed policy is u	0 unlikely to re	Medium esult in the impro	N/A ovement of an	N/A y neglected sites ar	d, as such, it is unlikely to have a signi	ficant 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 with 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 p 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 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.	
morphological features	on these de	signated nat	tural assets	and therefore h	ave a negative	e impact on the obje		opment of the site could have a negative impact opriate ecological surveys and due to Core act.	
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	

	Jnited Foo T	imescale				Nature of E	fect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	efficiency m incorporate limit the prov	easures. Th these meas vision of par	ere is howe ures. In add king spaces	ver only a low le lition, although t	evel of certain he policy wou promote the de	ty over this impact d Id result in development elivery of development	ue to it being uncertain whether or not nent being directed to a location that is	and/or other low carbon, renewable and energy any development delivered on the site would well-served by public transport and would seek to I vehicular traffic and associated emissions. As
E4. Reduce impact of	+	+	+	Medium	Local	Long term		
climate change						ood Zone 1. Conse tive impact on the o		e area are considered to be susceptible to
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.
production	The develop developmen			oolicy is likely to	result in wast	e being managed o	ff site. However, at present there is insu	ifficient information to determine the impacts of
E6. Conserve land	++	++	++	Medium	Local	Long term		
resources and reduce land contamination	Trafford Cor	ntaminated I	and Prioriti	sation Mapping	as potentially		aminated land. The policy could therefore	entially some areas that are identified by the ore have a major positive impact on the objective
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	are a potent	tial source o	f pollutants		watercourses.	Development in this		g as being potentially contaminated and which g of the Bridgewater Canal. Consequently, the
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 L	Jnited Foo	otball Clu	ıb Stadi	um Area							
	Т	imescale				Nature of Ef	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	distance. Ne travel by priv adverse imp	evertheless, vate car, the pact on air qu	the area is developme uality. There	partly within an ent proposed by e is however onl	AQMA and th the policy has y a low level o	e policy would result the potential to ger of certainty over this	t in development being directed to this a nerate some additional vehicular mover	ices and facilities within convenient walking area. Whilst the policy includes measures to limit nents in the area and could therefore have an ell served by public transport and well-connected			
E9. Protect and enhance	0	0	0	Medium	N/A	N/A					
the diversity and distinctiveness of landscape and townscape character and cultural facilities	The policy is	s unlikely to	have a sign	ificant impact u	pon landscape	e or townscape char	acter. As such, it is unlikely to have a s	significant impact on the objective.			
Economic	-										
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth							nent to the area, it provides support for or positive impact on the objective.	the expansion of the stadium and could create			
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.				
of all residents particularly in areas of disadvantage	cularly 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.										
EC3. Enhance Trafford's image as a tourism	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.				
destination		e policy ther	efore has th				capacity of the MUFC stadium and enc	courages the development of a range of visitor ve a major positive impact on the image of			
EC4. Encourage the long	0	0	0	Medium	N/A	N/A					

	Tir	mescale				Nature of Ef		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
term sustainability of Trafford's Town Centres	location and t	the policy d	does allow fo	or a number of t	own centre us	ses. However, the po		afford's town centres. It is an out-of-centre nly be permitted where they are to support the

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.

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 selating 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.

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.

Γ			Key fo	r effects		
	++ major positive;	+ minor positive;	0 neutral;	 minor negative; 	 – major negative; 	? uncertain

Appendix C

LCCC Strategic Location

LCCC Strategic I	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 Locat	tion Bound	ary Opt	tions						
		Т	imesca	е			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
		youro	youro	youro				oynorgiotic	
Social		-				1	1		
S1. Achieve a better	Option 1	++	++	++	Low	Borough	Long term	Cumulative impact on	
balance and mix in the						wide		securing a more balanced	
housing market between availability and demand	Option 2	++	++	++	Medium	Borough wide	Long term	housing market.	
S2. Improve accessibility	housing that w families. The s Housing Mark	vould be d site therefo et Assess as Option	elivered, (ore has th ment (SH 1 would l	Core Strate e potential MA) (2008 imit the ar	egy policy SL3 : I to make a long I) and update re nount of land av	states that h term contri port (2010).	ousing in the LCCC bution to the need for . Both options therefor	C Strategic Location will comprise or family and affordable housing, fore have the potential to have a r	ently limited information on the type and tenure of principally of accommodation suitable for as identified in the Greater Manchester Strategic major positive impact on the objective. tainty that this objective would deliver the 400
for all to essential services		TT	TT		Medium	LUCAI	Long term	development on the	
and facilities	Option 2	++	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.	
		alking dista	ance of the	e area. As					ere is also a range of services and facilities within within the urban area and would therefore have a
S3. Enhance transport	Option 1	++	++	++	Low	Local	Long term		
infrastructure, improve	Option 2	++	++	++	Medium	Local	Long term		
choice of travel mode and									are a number of services and facilities either
quality of life to all									act on choice of travel mode and the sub-
communities.									t coming forward in the area due to land
		ere is a lov	ver level o	of certainty	that this option	would deliv			rther 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 Locat	tion Bound	ary Opt	tions						
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
and the fear of crime	Option 2	++	++	++	Low	Local	Long term	of life	to ensure development complies with Core Strategy policy L7.4
	to have a maj	or positive	impact or	n the objec		nowever only			y. As such, both options would have the potential ng uncertain whether any housing delivered on
S5. Reduce poverty and	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality	
social exclusion	Option 2	+	+	+	Medium	Local	Long term	of life.	
	As such, both position of low	options ha	ave the po		have some posi	tive impact	on the objective and		oximity to Old Trafford Priority Regeneration Area. ultiple deprivations and improving the financial
S6. Encourage a sense of	Option 1	+	+	+	Medium	Local	Long term		
community identity and	Option 2	+	+	+	Medium	Local	Long term		
welfare and value diversity, improve equity and equality of opportunity							Stretford Leisure Ce t on the objective.	entre and Trafford College. Conse	equently, both options could support the
S7. Improve qualifications	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Option 2	+	+	+	Medium	Local	Long term	quality of life.	
population					nent in the LCC act on the object		Location to deliver i	mprovements to education facilitie	es, including school provision. Both boundary
S8. Improve the health	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on quality	
and, inequalities in health	Option 2	+	+	+	Medium	Local	Long term	of life.	
of the population	Core Strategy positive impac		•	developn	nent in the LCC	C Strategic	Location to deliver i	mprovements to health facilities.	Both boundary options would therefore have a
S9. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A		
local neighbourhood quality	Option 2	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	would result in	n a numbe	r of negle	cted buildi	ngs being includ	ded within th	ne Strategic Locatio		tion. The wider boundary proposed by Option 2 part of Warwick Road. As such, Option 2 has the ective.
Environment									

LCCC Strategic Locat	tion Bound	ary Opt	tions										
		Т	imescal	e			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E1. Reduce the effect of	Option 1	0	0	0	Low	N/A	N/A	Secondary impacts on air					
traffic on the environment	Option 2	-	-	-	Low	Local	Long term	quality and greenhouse gas emissions.	Secure enhancements to public transport services.				
	within the Stra additional traf	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 vithin 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 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	Option 1	0	0	0	Medium	N/A	N/A						
restore open space,	Option 2	0	0	0	Medium	N/A	N/A						
biodiversity, flora and	Both boundar	y options v	vould dire	ct develop	ment to a location	on that com	prises predominant	ly of previously developed land. N	leither option is likely to result in a loss of open				
fauna, geological and geo-									likely to have a significant impact on the				
morphological features	objective.		-		-								
E3. Reduce contributions	Option 1	?	?	?	Low	Local	Long term		Use of the development management process				
to climate change	Option 2	?	?	?	Low	Local	Long term		to ensure development complies with Core Strategy policy L5				
	measures. Th these measur	ere is how es. In addi	ever only tion, altho	a low leve ough both	el of certainty ov options would re	er this impa	ict due to it being ur	ncertain whether or not any develocted to a location that is well-serv	ther low carbon, renewable and energy efficiency opment delivered on the site would incorporate ed by public transport, each option could result in				
E4. Reduce impact of	Option 1	+	+	+	Medium	Local	Long term						
climate change	Option 2	+	+	+	Medium	Local	Long term						
								Consequently, and although the p pact on the objective	pockets of the area are considered to be				
E5. Reduce the	Option 1	?	?	?	Low	Local	Long term						
environmental impacts of	Option 2	?	?	?	Low	Local	Long term						
consumption and production	Both options a objective.	are likely to	o result in	waste bei	ng managed off	site. Howe	ver, at present there	e is insufficient information to dete	rmine the impacts of development on the				
E6. Conserve land	Option 1	+	+	+	Medium	Local	Long term						
resources and reduce land	Option 2	+	+	+	Medium	Local	Long term						

LCCC Strategic Locat	tion Bound	ary Op	tions						
			imesca	le			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
contamination	Mapping iden	tifies a nur	nber of sit	tes within	the area as pote	entially being tage of deve	g contaminated. Co elopment built on pr		nd the Trafford Contaminated Land Prioritisation ave the potential to have some positive impact on
E7. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A		
water quality	Option 2	0	0	0	Medium	N/A	N/A		
									Mapping as potentially contaminated sites, unlikely to have a significant impact on the
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.
	Option 2	-	-	-	Low	Local	Long term	llnesses	Application of maximum car parking standards to encourage sustainable transport choices.
									Secure tree planting and other green infrastructure provision
	Location itself development could therefor	f or a conv being dire re have an	enient wa cted to thi adverse i	lking dista s area. Ne mpact on	ance from it. Nev ew development air quality. Ther	vertheless, b , particularly e is howeve	oth Talbot Road an r family housing, ha r only a low level of	d Chester Road are designated a sthe potential to generate some	ervices and facilities either within the Strategic as AQMAs and both options would result in additional vehicular movements in the area and the fact that the site is well served by public ant has not been undertaken.
E9. Protect and enhance	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on	
the diversity and	Option 2	+	+	+	Medium	Local	Long term	perceptions of the area	
distinctiveness of landscape and townscape character and cultural facilities	Both boundar the LCCC Stra	ategic Loc	ation to pr	reserve ar		setting of Tr	Trafford Town Hall afford Town Hall		e Strategy policy SL3 requires development in potential to have a positive impact on the
Economic	•								
EC1. Enhance Trafford's	Option 1	+	+	+	Medium	Local	Long term	Secondary economic impacts	
high performance and sustainable economy to	Option 2	+	+	+	Medium	Local	Long term	through the creation of jobs in the construction process.	

LCCC Strategic Loca			imescal	0			Nature of Eff	act				
		-		-	Quality	0	r	l.	NATCH AND A			
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
provide a powerful contribution to regional growth								us for employment development, l ve impact on Trafford's economic	both options would provide support for two of performance.			
EC2. Reducing disparities	Option 1	+	+	+	Medium	Local	Long term	Increased opportunities and				
by releasing the potential	Option 2	+	+	+	Medium	Local	Long term	quality of life.				
of all residents particularly	Both options w	vould resu	lt in devel	opment b	eing directed to	an accessib	le location within th	e urban area and in close proxim	ity to Old Trafford Priority Regeneration Area.			
n areas of disadvantage									development in this location could create some al to have some positive impact on the objective			
EC3. Enhance Trafford's mage as a tourism	Option 1	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.				
destination	Option 2	++	++	++	Medium	Borough wide	Long term					
	United's footb	all ground	. These st	adiums ar		attractions fo	or Trafford and both		cated in close proximity to the Manchester ance the image of the surrounding area which			
EC4. Encourage the long	Option 1	0	0	0	Medium	N/A	N/A					
erm sustainability of	Option 2	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	include a large	e out-of-ce	entre supe	rmarket d	evelopment with	nin the Strate	egic Location bound		Trafford's town centres. Both options would vould be easily accessible from the Strategic ifficant impact on the objective.			
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A					
	Option 2	0	0	0	Medium	N/A	N/A					
and environmental		Option 2 0 0 Medium N/A N/A leither 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 hav significant impact on the objective. Significant impact on the objective.										

LCCC Strategic Location Boundary Options													
		Т	imesca	le			Nature of Effe	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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.

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.

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.

	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 Ston	e Road								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social						-			
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Location. Althe Strategic Loca and affordable being in an are towards afford	bugh there tion will co housing, ea that is o lable hous ot previou	e is preser omprise p as identifi classified ing needs sly been i	ntly limited rincipally of ed in the by the Con by the Con c. dentified f	l information on of accommodati Greater Manche re Strategy as b or residential de	the type an on suitable ester Strateg eing a 'cold	d tenure of housing for families. The site jic Housing Market , ' market area, there and, as such, the pr	that would be delivered, Core Str e therefore has the potential to ma Assessment (SHMA) (2008) and is only a low level of certainty that roposed use of the site for employ	provision of housing in the LCCC Strategic ategy policy SL3 states that housing in the LCCC ake a long term contribution to the need for family update report (2010). However, due to the site at the site would make a significant contribution
62. Improvo opogogibility									y to have a significant impact on the objective.
S2. Improve accessibility for all to essential services	Housing Employment	0	++	++	High High	Local Local	Long term Long term	Cumulative impact with other development on the	
and facilities	Mixed Use	0	++	++	High	Local	Long term	maintenance and enhancement of public transport services	

B&Q Site, Great Ston	e Road								
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	the use of the services can c	site for ho hange ov	ousing, en er time, th	nployment e site is w	or mixed use d vithin a Strategic naintained and t	evelopment Location th	would have a majo at is a focus for sign	r positive impact on the objective. nificant levels of development. Co ive a major positive impact on the	f essential services by public transport. As such, Whilst it is recognised that public transport onsequently, there is a high level of certainty that objective in the long term.
S3. Enhance transport	Housing	0	+ +	+ +	Medium	Local	Long term	Cumulative impact on the	
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public	
quality of life to all								transport services	
communities.	also less than	250m from	n a bus si	top, within	800m from Old	Trafford Me	etrolink station and	within walking distance of a neigh	the Strategic Active Travel Network. The site is bourhood centre. Each of the proposed uses could have a major positive impact on the
S4. Reduce crime, disorder	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process
and the fear of crime	Employment	0	+	+	Low	Local	Long term	on quality of life	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4
	would have the	e potentia	I to be de	signed in a	accordance with	Core Strate	egy policy L7.4. It co	ould therefore have a positive imp	nousing, employment or mixed use development act on the objective. There is however only a low dance with Core Strategy policy L7.4.
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the	site for h	ousing wo	ould result	in the provision	of housing	in close proximity to	a Priority Regeneration Area. As	such, the proposed use of the site for housing
		of employr	nent oppo	ortunities v					nent or mixed use development would result in re also have the potential to contribute towards
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A		
diversity, improve equity and equality of opportunity	The proposed effects on the		e site for h	iousing, e	mployment or m	iixed use de	velopment is unlike	ly to have an impact on communi	ty facilities and is unlikely to have any significant

B&Q Site, Great Stor	e Road								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	
population	Mixed Use	0	+ +	+ +	Medium	Local	Long term		
	mixed use dev the long term	velopment future of tl refore also	incorpora ne school have a p	ting a res by creatin ositive im	idential element g demand for pl pact on the obje	could there aces at the	fore have a positive school. The use of	e impact on this objective by helpi the site for employment purposes	lus capacity. The use of the site for housing or ng to address this surplus capacity and support has the potential to generate apprenticeships act as it is presently uncertain whether any
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.
	only a low level be a noise-ser	el of certai nsitive use	inty that th	ie use of t	he site for empl	oyment dev	elopment would hav		ive impact on the objective. There is however tive given that this is not normally considered to
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							ficant effects on the		y neglected land/sites identified on the Trafford
	Derenct Prope	filv and Si	les list. A	S SUCH, IL	is unlikely to ha	ve any signi	incant enects on the		
Environmont					,				
Environment	Housing		2	2	, 				
E1. Reduce the effect of	Housing	0	?	?	Low	Local	Long term	Secondary impacts on	
	Employment	0	?	?	Low Low	Local	Long term Long term	Secondary impacts on greenhouse gas emissions	
E1. Reduce the effect of	Employment Mixed Use The use of the convenient wa	0 0 0 e site for h alking dista	? ? ousing, er ance of the sed that th	? ? nploymen e site, incl e existing	Low Low Low t or mixed use of uding a primary use of the site f	Local Local levelopment school and	Long term Long term Long term t would inevitably ge a local centre, and	Secondary impacts on greenhouse gas emissions and air quality. enerate a degree of traffic. There the site is within 250m of a bus st	are however a number of facilities within op and less than 800m from a Metrolink station. nicle movements. As such, the impact of each of
E1. Reduce the effect of	Employment Mixed Use The use of the convenient wa In addition, it i	0 0 0 e site for h alking dista	? ? ousing, er ance of the sed that th	? ? nploymen e site, incl e existing	Low Low Low t or mixed use of uding a primary use of the site f	Local Local levelopment school and	Long term Long term Long term t would inevitably ge a local centre, and	Secondary impacts on greenhouse gas emissions and air quality. enerate a degree of traffic. There the site is within 250m of a bus st	op and less than 800m from a Metrolink station.

B&Q Site, Great Ston	e Road								
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.
fauna, geological and geo- morphological features	from this wildli significant imp enhancement	ife corrido bact on the of existing a low leve	r by a tran ese assets g open spa el of certain	n line and a. The site ace or wild nty over th	existing built de is within 300m dlife habitat with	evelopment. of existing a in 300m of t	The use of the site reas of greenspace the development. Ea	for housing, employment or mixed and each of the proposed uses h ach of the uses could therefore ha	f a wildlife corridor. The site is however separated d-use development is therefore unlikely to have a has the potential to contribute towards the ave a positive impact on the objective. There is the site would make a contribution towards
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
-	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	measures. As however only	such, the a low leve	proposed	use of th	e site for housin his impact due to	g, employm o it being un	ent or mixed use de certain whether or r	evelopment has the potential to re	carbon, renewable and energy efficiency duce contributions to climate change. There is the site would incorporate these measures.
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term		
climate change	Employment	0	+	+	Medium	Local	Long term		
	surface water	flooding.	The site is	therefore	at a low/mediu	m risk of floo	oding and its redeve		adjoins areas that are more susceptible to t or mixed use development could provide some on the objective.
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
production	generated by t	the develo	pment co	uld be ma	inaged using op	tions at the	top of the waste hie	erarchy, such as prevention, prepa	ion for the management of waste. Waste aring for re-use and recycling. It is however ch, the proposed use would have an uncertain
E6. Conserve land	Housing	0	0	0	Medium	N/A	N/A		
resources and reduce land	Employment	0	0	0	Medium	N/A	N/A	1	
contamination	Mixed Use	0	0	0	Medium	N/A	N/A]	

B&Q Site, Great Ston	e Road								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
									rd Contaminated Land Prioritisation mapping. likely to have a significant effect on the objective.
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
water quality	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
		ontaminat	ed Land F	Prioritisatio	on mapping. In a				of a site included in the NLUD sites database or se. As such, the each of the proposed uses are
E8. Protect and improve air	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport
quality	Employment	0	?	?	Low	Local	Long term	particularly among those who	network and ensure that the development is
	Mixed Use	0	?	?	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.
									Application of maximum car parking standards to encourage sustainable transport choices.
	it is uncertain within 250m of	whether a f a bus sto	ny of the p p, less th	proposed an 800m f	uses would gen	erate more to the station and	traffic than the exist within convenient w	ing retail use of the site. In addition	d inevitably generate some traffic. Nevertheless, on, the site is in a sustainable location that is al services and facilities. It is therefore considered
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		
landscape and townscape character and cultural facilities	building to the proposed use	site is the of the site	grade II I housing,	isted Trafi employm	ford Town Hall. ent or mixed use	This building e developme	g is however separa	ated from the site by Lancashire C ve a significant impact on the setti	ent and the Metrolink line. The nearest listed county Cricket Ground and, as such, the ng of any designated heritage assets.
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	+	+	+	Medium	Local	Long term	economic impacts through the	
sustainable economy to provide a powerful	Mixed Use	+	+	+	Medium	Local	Long term	creation of jobs in the construction process.	

B&Q Site, Great Ston	e Road								
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
contribution to regional growth	be unlikely to place in a loca set out in Core objective.	have any ation which	significant n is outsid	effects or e of the fo	n the objective. ocus areas ident proposed use o	The use of t ified by Core f the site for	he site for employm e Strategy Policy W employment or mix	nent or mixed use development we 1.3. The proposed use would how	entified as employment land and would therefore build result in employment development taking rever have the potential to meet the objectives s the potential to have a positive impact on the
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and trainir	ng opportun	ities in a location the	at is in close proximity to a Priority	oyment or mixed use development has the r Regeneration Area and linked to it by a high njor positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job	
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.	
	key areas whe is a major tour have a positiv	ere approp rism destir e impact c	priate prop nation. The on the obje	osal to su e propose ective. The	pport the culture d use of the site ere is however o	e and tourisi for employ only a low le	m offer will be support ment or mixed use of vel of certainty over	orted. The site is immediately adja development would have the pote this impact as it is not presently k	are both identified in Core Strategy policy R6 as acent to Lancashire County Cricket Ground which ntial to support these tourism destinations and known whether any employment or mixed use aly to have a significant impact on the objective.
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		
	the size of the element is unl in an out of ce Town Centre I	site and t ikely to ha entre locati Uses Stud	he scale o ive a signi on. Never y (2010) e	of develop ficant effe theless, a establishe	ment that is like ect on the object need for office d that there are	ly to come f ive. The use developmer likely to be i	orward on it, the use of the site for emp nt in the Borough wa insufficient suitable	e of the site for housing or mixed loyment development could result as identified by the Trafford Emplo	a the site. Consequently, and taking into account use development incorporating a residential in the provision of a town centre use (i.e. offices) oyment Land Study (2009) and the Trafford Other own centres for office development. It is therefore
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		
and environmental	Employment	0	0	0	Medium	N/A	N/A		

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A		
economy									is objective. The use of the site for employment within a town, district or local centre.
Sustainability Summary									
									some positive effect on the objective of reducin
poverty and social exclusion. noise pollution, each use wou The use of the site for housi objectives relating to reducing also within the buffer of an A	Each of the uses ild have the poter ng, employment g the impacts of c QMA and the use	s could als ntial to hav or mixed u climate cha e of the site	to have a present of the second secon	positive in ive impacion opment we reducing ing, emplo	npact on the obj t on the objectiv ould also have contributions to pyment or mixed	jectives rela ve relating to a positive e climate cha d use develo	ting to education ar b health. effect on several en inge. Notwithstandir opment would inevit	nd skills; and crime. However, as vironmental objectives. Specifical ing the fact that the site is located ably generate traffic. It is howeve	some positive effect on the objective of reducir the site is less than 200m from a major source lly, each use would have a positive effect on th in close proximity to public transport services, it r uncertain whether the any of the proposed use relating to air quality and reducing the effects of

		Key fo	r 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			imesca				Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		<u>n</u>							
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Strategy policy make a long to and update re that the site w The site has p	y SL3 stat erm contril port (2010 ould make reviously	es that ho bution to t)). Howeve a signific been iden	using in the he need for er, due to cant contribution tified as b	he LCC Strategi for family and aff the site being in bution towards a eing suitable for	c Location v ordable hou an area tha affordable h	vill comprise princip ising, as identified in at is classified by the ousing needs. development by the	ally of accommodation suitable for n the Greater Manchester Strateg e Core Strategy as being a 'cold' e SHLAA and, as such, the propo	tenure of housing that would be delivered, Core or families. The site therefore has the potential to gic Housing Market Assessment (SHMA) (2008) market area, there is only a low level of certainty sed use of the site for employment development offore have a major negative impact on the
S2. Improve accessibility	Housing	0	+ +	+ +	High	Local	Long term	Cumulative impact with other	
for all to essential services	Employment	0	++	++	High	Local	Long term	development on the	
and facilities	Mixed Use	0	+ +	+ +	High	Local	Long term	maintenance and enhancement of public transport services	

Land to the south of V	White City I	Retail F	Park, O	ld Traff	ord						
		Т	imesca	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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	Housing	0	+ +	+ +	Medium	Local	Long term	Cumulative impact on the			
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and			
choice of travel mode and quality of life to all	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public transport services			
communities.	less than 400r Seymour Grov	m from a (ve/Talbot l	Quality Bu Road. Ead	s Corrido ch of the p	r, within 800m of	f Trafford Ba herefore has	ar and Old Trafford	Metrolink stations and walking dis	the Strategic Active Travel Network. It is also tance from of a neighbourhood centre on transport and/or participation in walking or		
S4. Reduce crime, disorder	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process		
and the fear of crime	Employment Mixed Use	0	+ +	+ +	Low Low	Local Local	Long term Long term	on quality of life	to ensure development complies with Core Strategy policy L7.4		
	The site is loc would have th	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	Housing	0	+ +	+ +	Low	Local	Long term	Positive secondary impacts			
social exclusion	Employment	0	+ +	+ +	Medium	Local	Long term	on quality of life.			
	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 residential development 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.										
Se Encourage a conce of	. ,	or mixed u	se develo	oment wo	Medium	N/A	AJOF POSITIVE IMPACT				
S6. Encourage a sense of community identity and	Housing Employment	0	0	0	Medium	N/A N/A	N/A N/A				
welfare and value	Mixed Use	0	0	0	Medium	N/A N/A	N/A N/A				

Land to the south of White City Retail Park, Old Trafford											
			imescal				Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
diversity, improve equity	The proposed	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 significan									
and equality of opportunity	effects on the objective.										
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term	Increased opportunities and			
and skills of the resident	Employment	0	+ +	+ +	Low	Local	Long term	quality of life.			
population	Mixed Use	0	+ +	+ +	Medium	Local	Long term]			
									blus capacity. The use of the site for housing or		
1									ng to address this surplus capacity and support		
									has the potential to generate apprenticeships		
									er only a low level of certainty over this impact as		
			whether a	ny occupi			d offer apprenticesh				
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the		
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate		
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.		
									proximity of the site to this source of noise		
									tive impact on the objective. There is however		
				e use of t	he site for empl	oyment dev	elopment would hav	ve a negative impact on this object	tive given that this is not normally considered to		
	be a noise-ser			-	Mart	N1/A	N1/A	1	1		
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
									y neglected land/sites identified on the Trafford		
Fundance and	Derelict Prope	erty and Si	tes list. A	s such, it	is unlikely to ha	ve any signi	ficant effects on the	objective.			
Environment	· · · ·			-				1			
E1. Reduce the effect of	Housing	0	0	0	Medium	N/A	N/A	4			
traffic on the environment	Employment	0	0	0	Medium	N/A	N/A	4			
	Mixed Use	0	0	0	Medium	N/A	N/A				
									are however a number of facilities within		
									rolink station. Consequently, and taking into		
									e proposed uses are unlikely to generate a		
	significant am	ount of tra	nic and al		e unlikely to ha	ve any signi	ficant impact on the				

Land to the south of White City Retail Park, Old Trafford													
		Т	imescal	е			Nature of Eff						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E2. Protect, enhance and	Housing	0	-	-	Low	Local	Long term	Improved image of the local	Use of the development management process				
restore open space,	Employment	0	-	-	Low	Local	Long term	area	to secure contributions towards				
biodiversity, flora and	Mixed Use	0	-	-	Low	Local	Long term		biodiversity/greenspace.				
fauna, geological and geo- morphological features		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 exist space or wildlife habitat within 300m of the development and would therefore have a negative impact on the objective.												
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process				
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core				
_	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5				
	Any developm	ent on the	site woul	d have the	e potential to inc	corporate or	site microgeneration	on technologies and/or other low	carbon, renewable and energy efficiency				
									duce contributions to climate change. There is				
	however only	a low leve	l of certair	nty over th	is impact due to	o it being un	certain whether or r	not any development delivered on	the site would incorporate these measures.				
E4. Reduce impact of	Housing	0	++	++	Medium	Local	Long term						
climate change	Employment	0	++	++	Medium	Local	Long term						
	Mixed Use	0	++	++	Medium	Local	Long term						
									at a low risk of flooding. The site is however				
									ortunities to reduce flood risk in other locations,				
E5. Reduce the			e use of 3	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				major positive impact on the object					
environmental impacts of	Housing Employment	0	?	?	Low Low	Local Local	Long term Long term	Secondary impacts on the need for additional landfill	Use of the development management process to ensure development complies with Core				
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.				
production		Ŭ					- 0		ion for the management of waste. Waste				
P	generated by	the develo	pment co	uld be ma	naged using op	tions at the	top of the waste hie	rarchy, such as prevention, prepa	aring for re-use and recycling. It is however				
	presently unkr	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	0	0	Medium	N/A	N/A						
resources and reduce land	Employment	0	0	0	Medium	N/A	N/A						
contamination	Mixed Use	0	0	0	Medium	N/A	N/A	1					

Land to the south of V	White City I	Retail F	Park, Ol	ld Traff	ord								
		Т	imescal	e			Nature of Eff						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	Prioritisation N	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	Housing	0	0	0	Medium	N/A	N/A						
water quality	Employment	0	0	0	Medium	N/A	N/A						
	Mixed Use	0	0	0	Medium	N/A	N/A						
		ontaminat	ed Land F	Prioritisatio	on mapping. In a	addition, the	site is in excess of		of a site included in the NLUD sites database or se. As such, the each of the proposed uses is				
E8. Protect and improve air	Housing	0	0	0	Low	N/A	N/A						
quality	Employment	0	0	0	Low	N/A	N/A						
	Mixed Use	0	0	0	Low	N/A	N/A						
	Chester Road and adjacent t the proposed undertaking 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	Housing	0	0	0	Medium	N/A	N/A						
the diversity and	Employment	0	0	0	Medium	N/A	N/A						
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A						
landscape and townscape									rade II listed building. Nevertheless, this building				
character and cultural									se of the site housing, employment or mixed use				
facilities	development i	s unlikely	to have a	significan	t impact on the	setting of ar	ny designated herita	ge assets. Consequently, the prop	posed 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					
high performance and	Employment	0	+	+	Medium	Local	Long term	economic impacts through the					
sustainable economy to provide a powerful	Mixed Use	0	+	+	Medium	Local	Long term	creation of jobs in the construction process.					

Land to the south of	White City I	Retail F	Park, O	ld Traff	ord						
		T	imesca	e			Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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	Housing	0	0	0	Medium	N/A	N/A				
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and			
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.			
in areas of disadvantage	potential to re	sult in the	provision	of employ		ng opportuni ve.	ties in a Priority Re		oyment or mixed use development has the ite for employment or mixed use development		
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A				
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job			
destination	Mixed Use	0	+	+	Low	Local	Long term	creation and prosperity.			
	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	Housing	0	0	0	Medium	N/A	N/A				
term sustainability of	Employment	0	0	0	Medium	N/A	N/A				
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 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				
Los. Improve the social	ribusing	U	0	0	Medium		11/7		<u> </u>		

Land to the south of White City Retail Park, Old Trafford											
		Timescale					Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
and environmental	Employment	0	0	0	Medium	N/A	N/A				
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy		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 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.

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.

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.

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 Loca	tion								
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		<u>n</u>		<u>n</u>		<u>.</u>			
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	would be deliv therefore has Assessment (only a low leve result in the lo	vered, Cor the potent SHMA) (2 el of certai ss of a site	e Strategy tial to mak 008) and t inty that th e that bee	v policy SL e a long to update rep ne site wou n identifie	.3 states that he erm contribution port (2010). How uld make a sign d by the SHLAA	busing in the n to the need wever, due to ificant contri A as being s	LCCC Strategic Lc for family and affor the site being in a bution towards affo	ocation will comprise principally o rdable housing, as identified in th n area that is classified by the Co rdable housing needs. The use o As such, the use of the site for e	formation on the type and tenure of housing that f accommodation suitable for families. The site he Greater Manchester Strategic Housing Market ore Strategy as being a 'cold' market area, there is of the site for employment development would mployment would lead to the loss of a previously
S2. Improve accessibility	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact on the	
for all to essential services and facilities	Employment Mixed Use	++ ++	++ ++	++ ++	High High	Local Local	Long term Long term	maintenance and enhancement of public transport services	
	the use of the services can c	site for ho hange ov	ousing, en er time, th	nployment e site is w	or mixed use d ithin a Strategic	evelopment c Location th	would have a majo at is a focus for sig	nd within 20 minutes travel time or positive impact on the objective	of essential services by public transport. As such, Whilst it is recognised that public transport onsequently, there is a good level of certainty that objective in the long term.

LCCC Strategic Locat	tion										
		Т	imescal	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S3. Enhance transport	Housing	+ +	+ +	+ +	Medium	Local	Long term	Cumulative impact on the			
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	maintenance and			
choice of travel mode and quality of life to all	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	enhancement of public transport services			
communities.	also less than site for housin	250m fror g, employ	m a bus st ment or m	top and wi	thin 800m from	Old Trafford erefore has	d Metrolink station a	ind within walking distance of a ne	the Strategic Active Travel Network. The site is eighbourhood centre. The proposed use of the transport and/or participation in walking or		
S4. Reduce crime, disorder	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process		
and the fear of crime	Employment	+	+	+	Low	Local	Long term	on quality of life	to ensure development complies with Core		
	Mixed Use	+	+	+	Low	Local	Long term		Strategy policy L7.4		
	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	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts			
social exclusion	Employment	++	++	++	Medium	Local	Long term	on quality of life.			
	Mixed Use	++	++	++	Medium	Local	Long term				
	and have a ma employment o positive impac	ajor positiv r mixed us t on this o	ve impact se develoj bjective.	on reducii pment cou	ng poverty and s Id result in the o	social exclus creation of e	sion. There is howe mployment opportu	ver only a low level of certainty ov	ne regeneration of a Priority Regeneration Area rer this impact. The use of the site for on Area and could therefore also have a major		
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A				
community identity and	Employment	0	0	0	Medium	N/A	N/A				
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A				
diversity, improve equity and equality of opportunity	The proposed effects on the		e site for h	iousing, ei	nployment or m	ixed use de	velopment is unlike	ly to have an impact on communit	ty facilities and is unlikely to have any significant		
S7. Improve qualifications	Housing	+ +	+ +	+ +	Medium	Local	Long term	Increased opportunities and			
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.			
population	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term				

LCCC Strategic Loca	tion										
		Т	imesca	le			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	mixed use dev places at the s Area. As such	velopment school. Th , this use (incorpora e use of tl could also	ating a res he site for have a n	sidential element employment pu	t could help irposes has pact on the	address this surplue the potential to gen	s capacity and support the long te nerate apprenticeships in a locatic however only a low level of certai	plus capacity. The use of the site for housing or erm future of the school by creating demand for on that is partly within a Priority Regeneration inty over this impact as it is presently uncertain		
S8. Improve the health and, inequalities in health of the population	Housing Employment Mixed Use	- - -	- - -	- - -	Medium Low Medium	Local Local Local	Long term Long term 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 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	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality							N/A evelopment would n ficant effects on the		y neglected land/sites identified on the Trafford		
Environment	• •	,			, ,						
E1. Reduce the effect of traffic on the environment	Housing Employment Mixed Use			- - -	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum car parking standards to encourage sustainable transport choices.		
	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, give 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. A 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 the impact due to the fact that the site is well served by public transport.										
E2. Protect, enhance and	Housing	++	++	++	Low	Local	Long term	Improved image of the local	Use of the development management process		
restore open space,	Employment	+	+	+	Low	Local	Long term	area	to secure contributions towards		
biodiversity, flora and	Mixed Use	++	++	++	Low	Local	Long term]	biodiversity/greenspace.		

LCCC Strategic Locat	tion								
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
fauna, geological and geo- morphological features	from this wildl to have a sign the potential to development. on-site open s incorporating	ife corrido ificant imp o have a p The site is pace cont a resident here only	r by a trar bact on the bositive im s in an are tribution is ial elemer a low leve	n line and ese assets pact on th ea that is i likely to b ht. The pro el of certai	existing built de s. The site is wit ne objective by n dentified by Trai be required by th oposed use of th nty over this imp	evelopment. hin 300m of naking a cou fford's Gree he Planning he site for ho	The proposed use existing greenspace ntribution towards the n and Open Spaces Obligations SPD if busing or mixed use	of the site for housing, employme the and the use of the site for housing the enhancement of existing open is Assessment of Need as being do the proposed site was to be development therefore has the p	f a wildlife corridor. The site is however separated nt or mixed-use development is therefore unlikely ng, employment or mixed use development has space or wildlife habitat within 300m of the eficient in open space and is of a scale where an oped for housing or mixed use development otential to have a major positive impact on the opment delivered on the site would make a
E3. Reduce contributions to climate change	measures. As	such, the	proposed	l use of th	e site for housin	g, employm	ent or mixed use de	evelopment has the potential to re	Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency duce contributions to climate change. There is the site would incorporate these measures.
E4. Reduce impact of climate change	water flooding	. The site	is therefo	re at a low	v/medium risk of	f flooding an	d its redevelopmen		other areas that are more susceptible to surface s to reduce flood risk elsewhere through, for
E5. Reduce the environmental impacts of consumption and production	development	could be n	nanaged i	using optic	ons at the top of	the waste h	ierarchy, such as p	revention, preparing for re-use an	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD. nagement of waste. Waste generated by the d recycling. It is however presently unknown posed uses would have an uncertain impact on
E6. Conserve land resources and reduce land	Housing Employment	0	0	0	Medium Medium	N/A N/A	N/A N/A		

LCCC Strategic Locat	ion											
		T	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
contamination	Mixed Use	0	0	0	Medium	N/A	N/A					
	the site for hou	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	Housing	0	0	0	Medium	N/A	N/A					
water quality	Employment	0	0	0	Medium	N/A	N/A					
	Mixed Use	0	0	0	Medium	N/A	N/A					
	identified by the watercourse.	ne Trafford	d Contami	nated Lan	d Prioritisation I unlikely to have	Mapping as a significan	potentially being co t impact on water q	ntaminated. In addition, the site is uality.	of an NLUD site or a site which has been s in excess of 250m from the nearest			
E8. Protect and improve air	Housing				Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality	Employment				Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use				Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.			
									Application of maximum car parking standards to encourage sustainable transport choices.			
	housing, empl have a major r	oyment or negative ir	⁻ mixed us mpact on f	e develop the object	ment would ine ve. Nevertheles	vitably gene ss, as the sig relation to t	erate additional traffi	ic. It is therefore considered that t pact on air quality can only be tru	AQMA and the development of the site for he proposed use of the site has the potential to ly quantified by undertaking a formal Air Quality			
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A					
the diversity and	Employment	0	0	0	Medium	N/A	N/A					
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A					
landscape and townscape									ent and the Metrolink. The nearest listed building			
character and cultural facilities	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 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 Locat	tion								
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
high performance and sustainable economy to provide a powerful	Employment	+	+	+	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
contribution to regional growth	Mixed Use	+	+	+	Medium	More than local	Long term		
	be unlikely to place in a loca	have any ation which	significant is outsid	effects or e of the fo	n the objective. Icus areas ident	The use of t ified by Core	he site for employm e Strategy Policy W	ent or mixed use development wo	entified as employment land and would therefore buld result in employment development taking for employment or mixed use development ositive impact on the objective.
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									oyment or mixed use development has the eration Area and which is linked to it by a high
	frequency pub	olic transpo	ort system	. The use	of the site for e	mployment	or mixed use develo	opment could therefore have a ma	ajor positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary economic impacts	
image as a tourism destination	Employment	+	+	+	Low	Borough wide	Long term		
	Mixed Use	+	+	+	Low	Borough wide	Long term		
	the potential to not presently	o support known wh	this touris ether any	m destinat employme	tion and could h	iave a majoi e developme	positive impact on	the objective. There is however o	ne site for employment or mixed use would have nly a low level of certainty over this impact as it is sm. The proposed use of the site for housing
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		

		Т	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	considered that of the site for e development i	at the use employme n the Boro ufficient s	of the site nt develop ough was uitable an	for housin oment cou dentified l d available	ng or mixed use ld result in the p by the Trafford I	e developme provision of Employment	nt incorporating a re a town centre use (i : Land Study (2009)	esidential element is unlikely to ha i.e. offices) in an out of centre loca and the Trafford Other Town Cer	access from the site to the Regional Centre, it is twe a significant effect on the objective. The us ation. Nevertheless, a need for office atre Uses Study (2010) established that there a mployment purposes is therefore also unlikely
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		
and environmental	Employment	0	0	0	Medium	N/A	N/A		
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A		
economy									s objective. The use of the site for employmen vithin a town, district or local centre.
Sustainability Summary	or housing empl	ovment o	mixed us	e develor	ment has the n	otential to h	ave a positive impa	ct a number of sustainability object	tives. In particular, it would result in developm
to have a major positive impacts social exclusion. Each of the However, as the site is less th	ct on the objectiv uses would also an 200m from a ng, employment o	es relating have a m major sou or mixed u impacts o	to improv ajor positi rce of nois use develo f climate	ving acces ve impact se pollution opment we change; a	sibility to esser on the objectiv n, each use cou ould also have nd reducing con	itial services es relating t ild have a ne a positive e ntributions to	and facilities; enha o education and sk egative impact on th ffect on several envo o climate change. H	ancing transport infrastructure and ills; and some positive effect on t ne objective relating to health. vironmental objectives. Specifical owever, notwithstanding the fact	of the proposed uses therefore has the poter choice of travel mode; and reducing poverty he objective of reducing crime and fear of cri- ly, each use would have a positive effect on that the site is located in close provimity to pu
bbjectives relating to biodivers ransport services, each of the	e proposed uses					al impacts of			the effects of traffic on the environment. Eac
objectives relating to biodivers transport services, each of the the uses would also have an u By resulting in the provision of the objective relating to achie resulting in the loss of a previo	e proposed uses uncertain impact f housing in a Str ving a better bal pusly identified re	on the obj rategic Lo ance in th esidential s	ective of r cation, the e housing site.	educing th proposed market. E	e environmenta I use of the site By contrast, the	for housing use of the	f consumption and p or mixed use deve site for employment	production. lopment incorporating a residentia t purposes would have a major n	

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													
		Timescale	•			Nature of Eff	ect						
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation					
	years	years	years				synergistic						
Social							•						
S1. Achieve a better balance and	++	+ +	+ +	Low	More than	Long term	Cumulative impact on securing a	Provision of more specific					
mix in the housing market					local		more balanced housing market.	information about the housing					
between availability and demand								requirements for site					
		e 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											
		ategic Location. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy SL3 states that											
		using in the LCCC Strategic Location will comprise principally of accommodation suitable for families. The site therefore has the potential to make a long term											
		ontribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update port (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											
				ontribution towards			trategy as being a cold market area, th	ere is only a low level of certainty that					
S2 Improve eccessibility for all			, The second sec				Cumulative impost with other						
S2. Improve accessibility for all to essential services and	++	+ +	+ +	High	Local	Long term	Cumulative impact with other						
facilities							developments on the maintenance and enhancement of public						
lacinties							transport services						
	The site is	within 250m	of a buc sta	n loss than 800m	from Old Troff	ford Motrolink statio	n and within 20 minutes travel time of e	scontial conviges by public transport					
							ve. Whilst it is recognised that public tra						
							t. Consequently, there is a high of certa						
							act on the objective in the long term.	inty that that these public transport					
S3. Enhance transport	++	+ +	+ +	Medium	Local	Long term	Cumulative impact with other						
infrastructure, improve choice of	TT	+ +	TT	Medium	LUCAI	Long term	developments on the maintenance						
travel mode and quality of life to							and enhancement of public						
all communities.							transport services						
	1												

Old Trafford Cricket Grou													
		Timescale	•			Nature of Ef							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	site is also proposed u	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. Th 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					
	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 Strat 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 d 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	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.						
exclusion						ortunities in a location ng poverty and soc	on that is adjacent to Old Trafford Priorit ial exclusion	ty Regeneration Area. As such, the					
S6. Encourage a sense of	+	+	+	Medium	Local	Long term							
community identity and welfare and value diversity, improve equity and equality of opportunity		ed use of th identity and		result in the prov	ision of educat		uses and would have the potential to ha	ave some positive impact on					
S7. Improve qualifications and skills of the resident population	++	+ +	+ +	Medium	Local	Long term	Increased opportunities and quality of life.						
	the propose	ed use of the	e site could t		ositive impact		neration Area and presently has surplus helping to address this surplus capacity						
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 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 Grou	und and a	adjoining	land								
		Timescale	•			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S9. Protect and improve local	0	0	0	Medium	N/A	N/A					
neighbourhood quality				not result in the i		any neglected land	I/sites identified on the Trafford Derelict	Property and Sites list. As such, it is			
Environment											
E1. Reduce the effect of traffic	-	-	-	Low	Local	Long term	Secondary impacts on air quality	Secure improvements to the public			
on the environment							and greenhouse gas emissions.	transport network and ensure that the development is accessible by a choice of means of transport.			
	of these we facilities, w	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	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development			
open space, biodiversity, flora and fauna, geological and geo- morphological features								management process to secure contributions towards biodiversity/greenspace.			
	separated any design objective b therefore h	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 is proposed use of the site is therefore unlikely to 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	+	+	+	Low	Local	Long term					
climate change	measures.	As such, the	e proposed u	se of the site has	the potential to	on-site microgene	ration technologies and/or other low ca ns to climate change. There is however vould incorporate these measures.				
E4. Reduce impact of climate	+	+	+	Medium	Local	Long term					
change	low/mediur	m risk of floo	ding. The pro	oposed use of the	e site may provi	re within a surface	water management zone. The site is th ies to reduce flood risk in other locatior t on the objective.				

Old Trafford Cricket Grou								
		Fimescale	•			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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 top of t	he waste hie	erarchy, such	as prevention, p	reparing for re-	use and recycling. I	te. Waste generated by the development t is however presently unknown whethe build have an uncertain impact on the ob	r the waste generated by the site
E6. Conserve land resources	0	0	0	Medium	N/A	N/A		
and reduce land contamination							nd by the Trafford Contaminated Land F therefore unlikely to have a significant e	
E7. Protect and improve water	0	0	0	Medium	N/A	N/A		
quality	Prioritisatio		In addition, t				potentially contaminated land identified course. As such, the proposed use of th	
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.
	of these wo facilities, w	ould be unlik ould howeve	ely to genera er generate a	ate any additional additional traffic a	traffic. A numb nd the site is lo	per of the other prop	addition, a number of the proposed use osed uses, such as the hotel, residentia fer of an AQMA. The proposed use of th act on congestion.	al development and retail/leisure
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		
diversity and distinctiveness of landscape and townscape character and cultural facilities	building to by modern	the site is th developmer	e grade II lis nt both within	ted Trafford Towr the site itself and	h Hall. This buil I to the east on	ding is situated on the Warwick Road. As	ted from it by existing built development he opposite side of Talbot Road and its such, it is considered that the proposed the site is therefore unlikely to have a s	setting is already heavily influenced I use of the site is unlikely to have a

Old Trafford Cricket Grou	und and a	adjoining	j land									
		Timescale	9			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Economic	-		÷	<u>-</u>	-	2	•	*				
EC1. Enhance Trafford's high performance and sustainable	+	+	+	Low	More than local	Long term	Secondary impacts on job creation and prosperity					
economy to provide a powerful contribution to regional growth	Strategy P	olicy W1.3. T	The propose				ng place in a location which is outside o objectives set out in Core Strategy poli					
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	positive impact on the objective. ++ ++ 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 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 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					
	developme		t the functior				ite would protect the existing stadium a e of the site could therefore have a maj					
EC4. Encourage the long term sustainability of Trafford's Town	?	?	?	L:ow	More than local	Long term						
Centres	including re	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										
EC5. Improve the social and	0	0	0	Medium	N/A	N/A						
environmental performance of he economy		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 an significant effect on the objective.										
Sustainability Summary			-									

Old Trafford Cricket Ground and adjoining land											
		Timescale)			Nature of Eff	iect				
SA Objective	0 – 5 years										
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.											
The proposed use of the site could a	also create ei ould have a	mployment major positi	opportunities ve impact or	in a location than the economic o	at is adjacent to	o a Priority Regener	the impacts of climate change and red ration Area and could support the funct mage as a tourism destination and red	ion of a major tourism destination. As			
site would have the potential to have	a negative ir d use of the s	npact on the	e objective re	elating to health. I	Notwithstanding	g the fact that the si	ss than 200m from a major source of no te is located in close proximity to public ould have a negative impact on objectiv	transport services, it is also within the			

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.

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

LAN1 – LCCC Strateg	ic Locatio	on						
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	•	•	•	•	•		•	
S1. Achieve a better balance and mix in the	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
housing market between availability and demand	There will be	e a range of	2, 3 and 4 I		ovided in well			cluding the provision of affordable housing. uitable for families. As such, the policy has the
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.	
	convenient v	walking distants to active	ance of the travel infras	area. The polic tructure. As a r	y provides for	the creation of a str	ategic processional route, which will im	ere is also a range of services and facilities within prove access to public transport and provide n the urban area and could therefore have a
S3. Enhance transport	++	++	++	Medium	Local	Long term		
infrastructure, improve choice of travel mode and quality of life to all communities.	convenient v	walking dista	ance. The p	olicy provides fo	or the creation	of a strategic proce	ssional route, which will improve acces	re a number of services and facilities within s to public transport and provide improvements to 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 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 Strateg	ic Locatio	on										
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The policy c	ould create	employmen	provision of retail, commercial leisure an	mity to Old Trafford Priority Regeneration Area. nd community facilities. As such, it has the ng the financial position of low income families.							
S6. Encourage a sense of	+	+	+	Medium	Local	Long term						
community identity and welfare and value diversity, improve equity	The policy p	rovides sup	port for the	provision of a ra	inge of comm	unity facilities and co	ould therefore have some positive impa	ct on the objective.				
and equality of opportunity												
S7. Improve qualifications	+	+	+	Low	Local	Long term						
and skills of the resident	The propose	ed boundary	would resu	It in the provisio	n of employm		thin the urban area which is in close pro	oximity to Old Trafford Priority Regeneration				
population		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 imp	pact as it is	presently un	certain whether	any occupier	of the development	would offer apprenticeships.					
S8. Improve the health	+	+	+	Medium	Local	Long term						
and, inequalities in health								nhancement of existing formal open spaces at				
of the population								and Open Spaces Assessment of Need as being				
								upport for participation in recreation, walking and				
	recreation.	vever, there	is not a nigi	n level of certain	ity about this i	mpact as the retent	ion of open spaces does not guarantee	that people will choose to participate in sport or				
S9. Protect and improve	0	0	0	Medium	N/A	N/A						
local neighbourhood quality	The propose	ed policy is u	unlikely to re	esult in the impro	ovement of an	y neglected sites ar	nd, as such, it is unlikely to have a signi	ficant 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											
								of approximately 400 residential units, would				
	inevitably ge	enerate som	e additional	traffic. As such	, the policy ha	s the potential to ha	ve some negative impact on the object	ive.				
E2. Protect, enhance and	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions					
restore open space,							of the area					

LAN1 – LCCC Strateg	ic Locatio	on							
	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
biodiversity, flora and fauna, geological and geo- morphological features	features. Th space / gree	velopment areas are not in particularly close proximity to any designated natural assets and the policy is therefore unlikely to have a significant impact or s. The policy would direct development to a location that comprises predominantly of previously developed land. The policy requires the provision of a n ' 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-objection 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 def							
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	
	efficiency m incorporate	easures. Th these meas	ere is howe ures. In add	ver only a low le ition, although t	evel of certain he policy wou	ty over this impact d ld result in developm	lue to it being uncertain whether or not	and/or other low carbon, renewable and energy any development delivered on the site would well-served by public transport, it also has the n impact on the objective.	
E4. Reduce impact of	+	+	+	Medium	Local	Long term			
climate change						lood Zone 1. Conse tive impact on the o		e area are considered to be susceptible to	
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.	
production	The develop developmer			oolicy is likely to	result in wast	te being managed o	ff site. However, at present there is ins	ufficient information to determine the impacts of	
E6. Conserve land	+	+	+	Medium	Local	Long term			
resources and reduce land contamination									
E7. Protect and improve	0	0	0	Medium	N/A	N/A			
water quality							ontaminated Land Prioritisation Mappin nlikely to have a significant impact on t	g as being potentially contaminated. None of he objective.	

LAN1 – LCCC Strateg	ic Locatio	on						
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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
	distance. Ne developmen could theref	evertheless, t proposed l ore have an	both Cheste by the policy adverse im	er Road and Tal /, particularly the pact on local air	bot Road are approximate quality. There	designated as AQM ly 400 residential us is however only a	IAs and the policy would result in devel nits, has the potential to generate some low level of certainty over this impact d iled air quality management assessmen	ices and facilities within convenient walking opment being directed to this area. The additional vehicular movements in the area and ue to the fact that the site is well served by public at has not been undertaken.
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
distinctiveness of landscape and townscape character and cultural facilities	Location to	preserve and	d enhance t		fford Town Ha			uires development in the LCCC Strategic tive impact on the character of the townscape by
Economic								
EC1. Enhance Trafford's high performance and	+	+	+	Medium	Local	Long term	Secondary impacts on job creation and prosperity.	
sustainable economy to provide a powerful contribution to regional growth							nent to the area, it provides support for olicy has the potential to have a positive	the provision of some commercial uses and a impact on the objective.
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
of all residents particularly in areas of disadvantage	particularly 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.							
EC3. Enhance Trafford's image as a tourism	+	+	+	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.	

	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
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 of Trafford as a tourism destination.								
EC4. Encourage the long	0	0	0	Medium	N/A	N/A			
erm sustainability of Irafford's Town Centres	is easily acc provision of	essible from a number o	n the area vi f main town	ia the Chester F centre uses, in	Road Quality E	Bus Corridor or the N and commercial leis	letrolink. The Strategic Location is in a ure. The policy does however specify th	afford's town centres and Manchester city centr in out of centre location policy does allow for the hat such uses will only be permitted where they ave a significant impact on the objective.	
EC5. Improve the social	0	0	0	Medium	N/A	N/A			
and environmental	The policy is	unlikaly ta	hava a aian	ificant impact u	non the social	and environmental	performance of Trafford's economy. A	s such, it is unlikely to have a significant impact	
performance of the economy	on the object		nave a sign	meant impact u			,		
performance of the economy Sustainability Summary	on the objec	tive.					· · · ·		
performance of the economy Sustainability Summary The policy has the potential to public transport and within wall services and facilities and enh achieving a better balance and qualifications and skills; and co The policy would result in deve Accordingly, the policy could h location that is within Flood Zo infrastructure in a location that however direct development to	on the object have a positive king distance lancing transp d mix in the h mmunity iden elopment bein have a positive ne 1 and coul has been iden an AQMA an	tive. ve impact or of a range port infrastru- nousing main tity and welf g directed t e impact on d therefore ntified as be ind could the	n a wide ran of communi icture. Thro rket. Other fare. o an area th the objecti have a pos ing deficien refore have	ige of sustainal ity facilities. Th ugh leading to social options nat comprises p ves that relate itive impact on t in greenspace an adverse im	pility objectives e policy theref the provision that the policy principally of p to conserving the objective e, the policy co pact on the ob	s. It would result in t fore has the potentia of approximately 4 would have a posi reviously developed land resources and of reducing the effect ould have some posi ojective of improving	he provision of housing and commercial to have a major positive impact on the 00 residential units, the policy could a tive impact on include those that related I land and it would also have the poter a enhancing townscape character. In a cts of climate change. In addition, throut tive impact on the objective that relates air quality. It would also have an unce	al development in a location that is well served he objectives relating to improving accessibility ilso have some positive effect on the objective ite to crime; poverty and social exclusion; hea ntial to enhance the setting of Trafford Town H addition, the policy would direct development to ugh resulting in the provision of open space/gre s to open space and biodiversity. The policy wo ertain impact on the objectives relating to reduc on the objective of reducing the effects of traffic	

		Key fo	r effects			
++ major positive;	+ minor positive;	0 neutral;	 minor negative; 	 – major negative; 	? uncertain	

LAN2 – LCCC Stadiur	n Area							
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		-		-	-		-	
S1. Achieve a better balance and mix in the	+	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
housing market between availability and demand							policy has the potential to have a positiv	ncludes a series of strict criteria to ensure that re 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.	
		walking dista	ance of the a					ere is also a range of services and facilities within e urban area and would therefore have a major
S3. Enhance transport	++	++	++	Medium	Local	Long term		
infrastructure, improve								re a number of services and facilities within
choice of travel mode and								ansport, cycle way, footpath and highway
quality of life to all				y service the de	velopment. Th	e policy would ther	efore have a major positive impact on t	ne objective and its sub-objective of improving
communities.	participation	l l		1.	1 1	1 1		
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
								cy would have the potential to have a major
					only a low lev	el of certainty over	this impact due to it being uncertain wh	ether any housing delivered on the site would be
	in accordance	ce with Core	Strategy p		1			
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
								mity to Old Trafford Priority Regeneration Area.
								CC Stadium Area. As such, it has the potential to
		positive impa	act on the o			· ·	e deprivations and improving the finance	cial position of low income families.
S6. Encourage a sense of	+	+	+	Medium	Local	Long term		

LAN2 – LCCC Stadiur	n Area							
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
community identity and welfare and value diversity, improve equity and equality of opportunity			vides support for the creation of a range of visitor facilities and services. Whilst these facilities will be primar or use by local residents and the proposed policy could therefore have some positive impact on the objective					y targeted towards visitors to the area, they would
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		
and skills of the resident								icy is unlikely to have a significant impact upon
population						t impact on the obje	ective.	
S8. Improve the health	0	0	0	Medium	N/A	N/A		
and, inequalities in health of the population	The policy is	s unlikely to	nave a sign	ificant impact up	on nealth and	d, as such, it is unlik	ely to have a significant impact on the	objective
S9. Protect and improve	0	0	0	Medium	N/A	N/A		
local neighbourhood	The propose	ed policy is ι	unlikely to re	sult in the impro	ovement of an	y neglected sites ar	nd, as such, it is unlikely to have a sign	ificant impact on the objective.
quality								
Environment	1	1		· ·		· · ·		
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.
	walking distant that would b	ance of the s e created. N	site. The pol levertheless	licy does include s, the developme	e measures to ent proposed	try to limit the amound the policy, particular	d by public transport and where there a unt of traffic generated by new develop	are a number of services and facilities within oment, such as limiting the amount of car parking ium and the residential development, would tive.
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A		
restore open space,								ave a significant impact on these features. The
biodiversity, flora and								kely to result in a loss of open space but it is also
fauna, geological and geo- morphological features	unlikely to re	esult in the c	reation of n	ew or extension	of existing op	en space. It is there	efore unlikely to have a significant impa	act 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 Stadiur	n Area											
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and e 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 wo 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 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 and associated emissions. As such, the policy would have an uncertain impact on the objective.											
E4. Reduce impact of	+	+	+	Medium	Local	Long term						
climate change	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.											
		er flooding, t	the policy ha									
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.				
production	The develop developmen				result in wast		ff site. However, at present there is insi	ufficient information to determine the impacts of				
E6. Conserve land	+	+	+	Medium	Local	Long term						
resources and reduce land contamination	Trafford Cor	ntaminated I	and Prioriti		as potentially			e of the sites within the area are identified by the ict on the sub-objective of increasing the				
E7. Protect and improve	0	0	0	Medium	N/A	N/A						
water quality							afford Contaminated Land Prioritisatior quently, it is unlikely to have a significa					
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 hav 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 Stadiu	n Area											
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area					
distinctiveness of landscape and townscape character and cultural facilities	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 be enhancing the setting of this designated heritage asset.											
Economic	1	1					1					
EC1. Enhance Trafford's	+	+	+	Medium	Local	Long term						
high performance and sustainable economy to provide a powerful contribution to regional growth		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	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.					
of all residents particularly in areas of disadvantage	Whilst the p	olicy does n	ot seek to d	irect significant	amounts of er	mployment developr		to Old Trafford Priority Regeneration Area. tadium and the creation of visitor facilities could ne objective.				
EC3. Enhance Trafford's image as a tourism	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.					
destination		e policy the	efore has th					ourages the development of a range of visitor a major positive impact on the image of Trafford				
EC4. Encourage the long	0	0	0	Medium	N/A	N/A						
term sustainability of								afford's town centres and Manchester city centre				
Trafford's Town Centres	location. Ho	wever, the p	olicy specif	ies that these fa				mber of town centre uses in an out of centre ne stadium. Consequently, the policy is unlikely				
	to have a sig			<u></u>	N1/A	N1/A						
EC5. Improve the social	0	0	0	Medium	N/A	N/A						

SA Objective	Ti					Nature of Ef	ffect			
	0-5 years	5-10 years	10+ years	Certainty Scale Permanence Secondary, cumulative, synergistic Mitigation						
and environmental performance of the economy The objective.										
Sustainability Summary	-									
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. 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 reducing the effects of traffic on the environment. 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 facilit										

		Key fo	r 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	TCR1: Trafford Centre Rectangle Strategic Location Boundary												
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social													
S1. Achieve a better balance and mix in the	Option 1	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced					
housing market between availability and demand	Option 2	++	++	++	Medium	Borough wide	Long term	housing market.					
	SL4 states that options therefore	oth 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 L4 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 ptions 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 larket Assessment (SHMA) (2008) and update report (2010).											
S2. Improve accessibility for all to essential services	Option 1	+	+	+	Medium	Local	Long term	Cumulative impact with other development on the					
and facilities	Option 2	+	+	+	Medium	Local	Long term	maintenance and improvement of public transport services.					
	community fac	cilities. In a	addition, C	Core Strate	egy Policy SL4	states that ir	n order for developm		ty at Trafford Quays, including leisure and ble then significant improvements are required to act on the objective.				
S3. Enhance transport	Option 1	+	+	+	Medium	More	Long term	Cumulative impact with other	Need to ensure that public transport offers a				
infrastructure, improve	Option 2	+	+	+	Medium	than	Long term	development on the	viable alternative to the private car.				
choice of travel mode and						local		maintenance and					
quality of life to all								improvement of public					
communities.								transport services.					

TCR1: Trafford Centre	e Rectangle	Rectangle Strategic Location Boundary											
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	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 Option 2	++ ++	++ ++	++ ++	Low Low	Local Local	Long term Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4				
	to have a maj	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	the potential to	o have sor	ne positiv	e impact o	on the objective	and its sub-	objectives of reduc	ing multiple deprivations and impl	areas of deprivation. As such, both options have oving the financial position of low income port 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 Option 2	++	++	+ +	Medium Medium	Local Local	Long term Long term		velopment of a cohesive community.				
S7. Improve qualifications and skills of the resident population	therefore have	e the poter	ntial to ge	nerate ap	prenticeships an	id could hav		on the objective. There is howeve	identified Regeneration Areas. Both options or only a low level of certainty over this impact as				
S8. Improve the health and, inequalities in health of the population	Option 1 Option 2	+++	+ +	+ +	Low Low	More than local	Long term Long term	Secondary impacts on quality of life.					

TCR1: Trafford Centr	e Rectangle	e Stra <u>te</u>	gic L <u>o</u>	catio <u>n</u>	Boundary							
			imescal				Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	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 participat 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	Option 1	+	+	+	Medium	Local	Long term	Improved perceptions of the				
local neighbourhood	Option 2	+	+	+	Medium	Local	Long term	area.				
quality		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	Option 1	-	-	-	Low	More	Long term	Secondary impacts on air	Secure enhancements to public transport			
traffic on the environment	Option 2	-	-	-	Low	than local	Long term	quality and greenhouse gas emissions.	services.			
	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	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on image	Use of ecological surveys and the development			
restore open space, biodiversity, flora and fauna, geological and geo-	Option 2	?	?	?	Low	Local	Long term	of the local area	management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			

TCR1: Trafford Centr	e Rectangle	e Strate	gic Lo	cation	Boundary							
		Т	imescal	le			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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	Use of the development management process to ensure development complies with Core			
	Option 2	?	?	?	Low	Borough wide	Long term	change	Strategy policy L5 Secure enhancements to public transport services.			
	measures. The these measures associated en	ere is how es. In add nissions. E el if they w	vever only ition, the c Both option vant to acc	a low leve quantum c ns would s	el of certainty ov of development t support the deliv	ver this impain that take place very of open	ct due to it being ur ce within the propos space and commur	ncertain whether or not any developsed boundaries has the potential nity facilities which could reduce	other low carbon, renewable and energy efficiency opment delivered on the site would incorporate to result in some additional vehicular traffic and the likelihood of the proposed local community both boundary options would have an uncertain			
E4. Reduce impact of	Option 1	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to			
climate change	Option 2	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.			
	areas that are negative impa The policy tha SL4. Policy S	Option 2 - - Medium Local Long term minimise flood risk and surface water run-off. 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.										

TCR1: Trafford Centre	e Rectangle	e Strate	egic Lo	cation	Boundary					
		Т	imesca	e			Nature of Eff	ect		
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
environmental impacts of consumption and	Option 2	?	?	?	Low	Local	Long term	need to identify landfill sites	to ensure development complies with Core Strategy policy L6 and the Waste DPD.	
production	Both options a objective.	are likely to	o result in	waste bei		site. Howe	ver, at present there	e is insufficient information to dete	ermine the impacts of development on the	
E6. Conserve land	Option 1	-	-	-	Medium	Local	Long term		Ensure new development is built to an	
resources and reduce land contamination	Option 2	-	-	-	Medium	Local	Long term		appropriate density in order to minimise the need to release additional greenfield land.	
	boundary (Op objective.	tion 2) wo			of an additiona	l area of gre	eenfield land. As suc	ch, both options would have the p	field land. In addition, the proposed extended otential to have some negative impact on the	
E7. Protect and improve	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on		
water quality	Option 2	+	+	+	Medium	Local	Long term	biodiversity and perceptions of the area.		
	are a potentia	I source o	f pollutant	s to the ad	djacent watercou	urses. By pr	omoting the redeve	lopment of a number of previousl	ng as potentially contaminated sites and which y developed sites, both of the proposed nave 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.	
	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 in close proximity to a major bus station. Nevertheless, the quantum of development that would be oboth 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 soptions 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 alter private car.									
E9. Protect and enhance	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on	Ensure that the setting of designated heritage	
the diversity and	Option 2	?	?	?	Low	Local	Long term	perceptions of the area	assets are protected	

TCR1: Trafford Centre	e Rectangle	e Strate	gic Lo	cation	Boundary							
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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 convers 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	Option 1	++	++	++	Medium	Borough wide	Long term	Secondary economic impacts through the creation of jobs in				
sustainable economy to provide a powerful	Option 2	++	++	++	Medium	Borough wide	Long term	the construction process.				
contribution to regional growth	key drivers of	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	Option 1	++	++	++	Medium	Local	Long term	Secondary impacts on quality				
by releasing the potential	Option 2	++	++	++	Medium	Local	Long term	of life.				
of all residents particularly									areas of deprivation. As such, both options have			
in areas of disadvantage									d improving the financial position of low income			
		degree of i	mpact on	poverty a	nd social exclus				ort links to these areas are improved			
EC3. Enhance Trafford's	Option 1	+	+	+	Medium	Borough	Long term	Secondary impacts on job				
image as a tourism						wide		creation and prosperity.				
destination	Option 2	+	+	+	Medium	Borough wide	Long term					
							cation where it coul ve a positive impac		attractions that already exist within the Trafford			
EC4. Encourage the long	Option 1	0	0	0	Medium	N/A	N/A					
term sustainability of	Option 2	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	Both of the po	tential bou	indaries fo	or the Stra	tegic Location a	are out of ce	ntre locations and v	would therefore result some town	centre uses, including offices, being directed			
	Other Town C addition, the C	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												
		Т	imesca	le			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A					
and environmental	Option 2	0	0	0	Medium	N/A	N/A					
performance of the economy		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

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.

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.

		Key fo	r 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 Recta	angle site -	Bridge	water (Centre					
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Rectangle Stra 1,050 resident therefore has Assessment (S	ategic Loc tial units w the potent SHMA) (2 evelopme	ation. Alth vill be deliv tial to mak 008) and u ent would r	nough ther vered in th re a long to update rep not lead to	e is presently line wider Trafford erm contribution port (2010). The the loss of a pr	mited inform I Centre Re to the need site has no	nation on the type ar ctangle area and the d for family and affor t previously been id	nd tenure of housing that would b at these comprise predominantly rdable housing, as identified in the entified for residential developme	provision of housing in the Trafford Centre e delivered, Core Strategy policy SL4 states that of accommodation suitable for families. The site e Greater Manchester Strategic Housing Market int and, as such, the proposed use of the site for for employment development would therefore be
S2. Improve accessibility	Housing	0	+ +	+ +	High	Local	Long term	Cumulative impact with other	
for all to essential services and facilities	Employment Mixed Use	0 0	+ + + +	++ ++	High High	Local Local	Long term Long term	development on the maintenance and enhancement of public transport services	
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 su 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 se 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 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 Employment	0 0	++++	++++	Medium Medium	Local Local	Long term Long term	Cumulative impact with other development on the	

Trafford Centre Recta	ingle site -	Bridge	water C	entre									
		Т	imescal	е			Nature of Eff						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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					
	part of the Str	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	Housing	0			Medium	Local	Long term	Secondary impacts on quality					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	Use of the development management process				
	Mixed Use	0	+	+	Low	Local	Long term		to ensure development complies with Core Strategy policy L7.4 eas and could therefore have a major negative				
	could therefor delivered on the	e have a p	ositive im	pact on th	e objective. The e with Core Stra	ere is howev ategy policy	ver only a low level o L7.4.	of certainty over this impact due t	e site for employment or mixed use development o it being uncertain whether any housing				
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts					
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.					
	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	Housing	0	0	0	Medium	N/A	N/A						
community identity and	Employment	0	0	0	Medium	N/A	N/A						
welfare and value diversity, improve equity	Mixed Use	0	0	0	Medium	N/A	N/A						
and equality of opportunity	the objective.	e site tor h	busing, er	npioymen	t or mixed use c	ievelopmen	t is unlikely to have		and is unlikely to have any significant effects on				
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and					
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.					
population	Mixed Use	0	+	+	Medium	Local	Long term						

Trafford Centre Recta	angle site -	Bridge	water C	Centre									
		Т	imescal	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	surplus capac address this s has the potent is presently ur	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 is presently uncertain whether any occupier of the development would offer apprenticeships.											
S8. Improve the health and, inequalities in health	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life					
of the population	Employment	0	0	0	Medium	N/A	N/A						
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life					
	There is howe would choose	ver only a to particip	low of ce	rtainty of t ort or exer	this impact beca cise. The use o	use the phy f the site for	vsical proximity of th r employment devel	e site to sports facilities does not	g support for participation in sport and recreation. guarantee that the occupants of the development a significant impact on the objective.				
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A						
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A						
quality	Mixed Use	0	0	0	Medium	N/A	N/A						
							evelopment would n ficant effects on the		y neglected land/sites identified on the Trafford				
Environment	•	T	•	•	T	-	1						
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport.				
traffic on the environment	Employment	0	-	-	Low	Local	Long term	greenhouse gas emissions					
	Mixed Use	0	-	-	Low	Local	Long term	and air quality.					
	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 Recta	angle site -	Bridge	water C	Centre							
		Т	imescal	e			Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
restore open space,	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards		
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.		
fauna, geological and geo-									and is also less than 300m from a wildlife		
morphological features	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 or 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	Housing		+	+		Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
to onnate onlange	Mixed Use	0	- T -	 -	Low	Local	Long term	change	Strategy policy L5		
	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	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to		
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.		
-	Mixed Use	0	-	-	Medium	Local	Long term				
	and its use for	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	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core		
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.		
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	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the			
resources and reduce land	Employment	0	++	++	Medium	Local	Long term	area.			
contamination	Mixed Use	0	+ +	++	Medium	Local	Long term	1			

Trafford Centre Recta	ingle site -	Bridge	water C	Centre									
		Т	imesca	le			Nature of Eff						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
									lentified by the Contaminated Land Prioritisation				
	Mapping as co	ontaining p	potentially	high risk	contaminated la	ind. As such	n, each of the propos	sed uses could have a major pos	itive impact on the objective.				
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on					
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity					
	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.				· ·		<i>.</i>						
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport				
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is				
	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory	accessible by a choice of means of transport.				
								illnesses.	Application of maximum car parking standards				
									to encourage sustainable transport choices.				
	The site is loca	i ated in rel	i ativelv clo	ise proxim	nity to a maior bi	us station It	is also within reaso	nably close proximity of proposed	d 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											
									icular emissions, it could generate. However, as				
									ent, there is only a low level of certainty in				
	relation to the	impact or	this object	ctive.	-								
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A						
the diversity and	Employment	0	0	0	Medium	N/A	N/A						
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A						
landscape and townscape									byment or mixed use development is therefore				
character and cultural	unlikely to hav	e a signifi	cant impa	ct on the	setting of any de	esignated he	eritage assets and is	s unlikely to have a significant imp	pact on this objective.				
facilities													
Economic				1	1	1							
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary					

Trafford Centre Recta	angle site -	Bridge	water (Centre					
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
high performance and sustainable economy to provide a powerful	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
contribution to regional growth	Mixed Use	0	+ +	+ +	Medium	More than local	Long term		
	employment la incorporating a W1.3 and also	and. As su an elemer has the p	ich, the pr it of emplo potential to	oposed us oyment de o be in acc	se is unlikely to velopment woul cordance with po	have any sig ld result in the olicy W1.5 v	gnificant effects on the creation of emplo	the objective. The use of the site to byment opportunities in one of the B1 office development towards Tr	te that has previously been identified as for employment or mixed use development a focus areas identified by Core Strategy policy afford Centre Rectangle. The use of the site for
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.	
in areas of disadvantage	result in the pr	rovision of	employm	ent and tr	aining opportun	ities in a loc	ation that is within 3		mixed use development has the potential to ea and which is connected to this area by a high sitive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on	
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment	
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.	
	culture and to employment o certainty over	urism offe r mixed us this impac	r will be si se would l ct as it is r	upported, have the p not presen	and is located in otential to supp	n close prox ort this touri ner any emp	imity to the Trafford sm destination and loyment or mixed u	Centre, which is a major tourism would have a positive impact on	rea where appropriate proposals to support the destination. The proposed use of the site for the objective. There is however only a low level of e a use that is supportive of tourism. The use of
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		

		Т	imescal	е			Nature of Effe	ect	Mitigation
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	development i provision of a Employment L Trafford's tow	ncorporat town cent and Stud n centres	ing a resic re use (i.e y (2009) a for office c	lential ele . offices) nd the Tra levelopme	ment is unlikely in an out of cent afford Other Tov ent. Consequent	to have a s tre location. vn Centre U tly, and takin	ignificant effect on th Nevertheless, a nee ses Study (2010) es	ne objective. The use of the site for ed for office development in the B stablished that there are likely to b size of the site and the scale of de	e use of the site for housing or mixed use or employment development could result in the orough was identified by the Trafford be insufficient suitable and available sites in evelopment that is likely to come forward on it,
	the use of the								
EC5. Improve the social	the use of the Housing		0	0	Medium	N/A	N/A		
ind environmental		0 0	0	· ·	ļ	N/A N/A	,		
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium		N/A		

Trafford Centre Recta	angle site -	Bridge	water C	Centre					
		Т	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

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.

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 objective 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.

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 to crime whereas the use of the site for either housing or mixed use development would 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. 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.

		Key fo	r 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

		Garran	Side Ar	gos De	epot				
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social								•	•
S1. Achieve a better balance and mix in the housing market between	Housing	0	++	+ +	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
availability and demand	Employment	0	0	0	High	N/A	N/A	Ŭ Ŭ	
	Mixed Use	0	++	+ +	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Assessment (S employment d	SHMA) (2 evelopme	008) and נ nt would r	update rep not lead to	oort (2010). The the loss of a pi	site has no	I for family and affor t previously been id	rdable housing, as identified in the entified for residential developme	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for
S2 Improve accessibility	Assessment (S employment d unlikely to hav	SHMA) (2 evelopme e a signifi	008) and u nt would r cant impa	update rep not lead to ct on the c	port (2010). The the loss of a pr objective.	e site has no reviously ide	l for family and affor t previously been id ntified residential si	rdable housing, as identified in the entified for residential developme te. The proposed use of the site f	of accommodation suitable for families. The site e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for or employment development would therefore be
S2. Improve accessibility for all to essential services and facilities	Assessment (S employment d	SHMA) (2 evelopme	008) and נ nt would r	update rep not lead to	oort (2010). The the loss of a pi	site has no	I for family and affor t previously been id	rdable housing, as identified in the entified for residential developme	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for
for all to essential services	Assessment (S employment d unlikely to hav Housing Employment Mixed Use The site is with the site for hou change over ti	SHMA) (2 evelopme re a signifi 0 0 0 nin 250m using, em me, the si	008) and to nt would r cant impa + + + + + + bologment of te is within	update rep not lead to ct on the c + + + + + + top, less th pr mixed u n a Strates	bort (2010). The biblective. High High High han 800m from use developmer gic Location tha	e site has no reviously ide Local Local Local a major bus at could have t is a focus	I for family and affor t previously been id ntified residential si Long term Long term station and within 2 a major positive in for significant levels	rdable housing, as identified in the entified for residential developme te. The proposed use of the site f Cumulative impact with other development on the maintenance and enhancement of public transport services 20 minutes travel time of essentia npact on the objective. Whilst it is	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for or employment development would therefore be I services by public transport. As such, the use of recognised that public transport services can here is a high level of certainty that that these

Trafford Centre Recta	angle Site -	Canal	Side Ar	gos De	pot				
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.		ategic Act	ive Travel						proximity of proposed cycle routes that will form nt therefore has the potential to have a major
S4. Reduce crime, disorder	Housing	0			Medium	Local	Long term	Secondary impacts on quality	
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	Use of the development management process
	Mixed Use	0	+	+	Low	Local	Long term		to ensure development complies with Core Strategy policy L7.4 eas and could therefore have a major negative
	could therefor delivered on t	e have a p he site wo	ositive im uld be in a	pact on th accordanc	e objective. The e with Core Stra	ere is howev ategy policy	ver only a low level of L7.4.	of certainty over this impact due t	e site for employment or mixed use development o it being uncertain whether any housing
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts	
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Low	Local	Long term		
	exclusion. The the proposed on the objectiv	e site is no use has th /e. The pr	et within or the potentia oposed us	adjacent al to have se of the s	to a Priority Reg a positive impac ite for housing v	generation A ct on this ob vould be un	Area or a Regenerat jective. However, th likely to have a sign	tion Area but it is accessible from	unities that could help reduce poverty and social these areas by public transport. Consequently, y that these uses would have a significant impact
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A		
diversity, improve equity and equality of opportunity	I he proposed effects on the		e site for h	ousing, er	nployment or m	ixed use de	velopment is unlike	iy to have an impact on communi	ty facilities and is unlikely to have any significant
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	
population	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Recta	angle Site -	Canal	Side Ar	gos De	epot				
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	surplus capac address this s has the potent is presently ur	ity. The us urplus cap tial to gene ncertain w	se of the s bacity and erate appr hether any	ite for hou supportin renticeshi y occupier	using or mixed u ig the long term os and would the of the developr	se developr future of the erefore have nent would	ment incorporating a e school by creating e a positive impact o offer apprenticeship	a residential element could have a demand for places at the school on the objective. There is howeve os.	generation Area but it does presently have some a positive impact on the objective by helping to . The use of the site for employment purposes or only a low level of certainty over this impact as it
S8. Improve the health and, inequalities in health	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
of the population	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	There is howe would choose	ver only a to particip	low of ce pate in spo	rtainty of ort or exer	this impact beca cise. The use o	use the phy f the site for	vsical proximity of th r employment devel	e site to sports facilities does not	g support for participation in sport and recreation. guarantee that the occupants of the development a significant impact on the objective.
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							evelopment would n ficant effect on the		ny neglected land/sites identified on the Trafford
Environment									
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport.
traffic on the environment	Employment	0	-	-	Low	Local	Long term	greenhouse gas emissions	
	Mixed Use	0	-	-	Low	Local	Long term	and air quality.	
	Active Travel I located in clos	Network. Network.	Veverthele ty to roads	ess, the us s that were	se of the site for e shown in the L	housing, er DF Transpo	nployment or mixed ort Modelling Repor	l use development would inevitab t as operating with a volume over	d cycle routes that will form part of the Strategic ly generate a degree of traffic and the site is capacity ratio of 85% or greater. Consequently, d uses has the potential to have a negative
	impact on the	objective	due to the	e amount o	of traffic it could	generate. H			isport services, there is only a low level of
E2. Protect, enhance and	Housing	0	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process

Trafford Centre Recta	ngle Site -	Canal S	Side Ar	gos De	epot						
		Т	imescal	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
restore open space,	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards		
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.		
fauna, geological and geo-	The site is not	within 30	Om of a S	SSI or an	area of semi-na	tural greens	pace. It is within 30	0m of the Bridgewater Canal SBI	and is also less than 300m from a wildlife		
morphological features							s by existing built development and, as such, the use for housing, employment or mixed use developmen				
	contributing to	wards the	enhance	ment of ex	kisting open spa	ce or wildlife	e habitat within 300		to have a positive impact on this objective by owever only a low level of certainty over this odiversity/greenspace.		
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5		
	measures. As	such, the	proposed	use of the	e site for housin	g, employm	ent or mixed use de	evelopment has the potential to re	carbon, renewable and energy efficiency duce contributions to climate change. There is the site would incorporate these measures.		
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term				
climate change	Employment	0	+	+	Medium	Local	Long term				
	Mixed Use	0	+	+	Medium	Local	Long term				
	susceptible to mixed use dev	surface w /elopment	ater flood could offe	ing. The s er some o	ite is therefore of	considered t educe flood	o be at a low/mediu	Im risk of flooding. The redevelop	ment zone and it adjoins areas that are ment of the site for housing, employment or of SuDS. As such, each of the proposed uses		
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core		
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.		
production									nagement of waste. Waste generated by the		
									d recycling. It is however presently unknown bosed uses would have an uncertain impact on		
E6. Conserve land	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the			
resources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	area.			
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term				

Trafford Centre Recta	ingle Site - Canal Side Argos Depot													
		Т	imescal	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
									entified by the Contaminated Land Prioritisation					
						1		sed uses could have a major posi	tive impact on the objective.					
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on						
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity						
	Mixed Use	0	+	+	Low	Local	Long term		the Contaminated Land Prioritisation Mapping as					
	a high risk site a potential sou this impact as	e. The site urce of cor it is uncle	is within 2 ntaminants	250m of a s. Each of	watercourse an the proposed u tamination on th	nd, as such, ises could th ne site is hav	the development of nerefore have a pos ving an impact on th	the site has the potential to have itive impact on the objective. The e quality of nearby watercourses.	a positive impact on water quality by eliminating re is however only a low level of certainty about					
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport					
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is					
	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory	accessible by a choice of means of transport.					
								illnesses.	Application of maximum car parking standards to encourage sustainable transport choices.					
	Active Travel I degree of traff potential to ha impact on air o objective.	Network a ic. Consed ve a nega	nd is not l quently, ar tive impac	ocated wi nd given t ct on the c	thin an AQMA. I he size of the si bjective due to ified by underta	Nevertheles te and the s the amount king a forma	s, the use of the site cale of developmen of traffic, and assoc al Air Quality Impact	e for housing, employment or mix t it could accommodate, it is cons stated vehicular emissions, it coul	d cycle routes that will form part of the Strategic ed use development would inevitably generate a idered that each of the proposed uses has the d generate. However, as the significance of any level of certainty in relation to the impact on this					
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A							
the diversity and	Employment	0	0	0	Medium	N/A	N/A							
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A							
landscape and townscape character and cultural facilities									ent or mixed use development is therefore 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 Recta			imescal				Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
high performance and sustainable economy to provide a powerful	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.	
contribution to regional growth	Mixed Use	0	++	++	Medium	More than local	Long term		
	employment la incorporating W1.3 and also	and. As su an elemer o has the p	ich, the pr it of emplo potential to	oposed us oyment de o be in acc	se is unlikely to velopment wou cordance with p	have any sig ld result in tl olicy W1.5 v	gnificant effects on t ne creation of emplo	the objective. The use of the site to byment opportunities in one of the B1 office development towards Tr	te that has previously been identified as for employment or mixed use development focus areas identified by Core Strategy policy afford Centre Rectangle. The use of the site for
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.	
in areas of disadvantage	potential to re	sult in the	provision	of employ	ment and trainin	ng opportun	ities in a location that	at is within 3km of Stretford Rege	byment or mixed use development has the neration Area and which is connected to this are have a positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on	
mage as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment	
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.	
	culture and to employment c certainty over	urism offe or mixed us this impac	r will be su se would h st as it is n	upported, have the p lot presen	and is located in otential to supp	n close prox ort this touri ner any emp	ch is identified in Co imity to the Trafford sm destination and loyment or mixed us	Centre, which is a major tourism would have a positive impact on	rea where appropriate proposals to support the destination. The proposed use of the site for the objective. There is however only a low level of e a use that is supportive of tourism. The use of
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	?	?	Low	Local	Long term	Secondary impacts on	Use of the development management process
Trafford's Town Centres	Mixed Use	0	?	?	Low	Local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.

		T	imescal	e			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	significant effe centre location insufficient sui have a signific the site would some office de	ect on the n. Whilst th table and cant impac incorpora evelopmer	objective. Trafford available at on the s te a B1 of nt can be o	The use of d Other To sites in Tr ustainabili fice eleme directed w	of the site for em own Centre Uses afford's town ce ty of Trafford's t ent and it is also ithout having an	nployment o s Study (20 entres for off own centres acknowledg unacceptal	r mixed use develop 10) established that ice development, th s. Nevertheless, it is ged that the Core St	oment could result in the provision there is a need for some out of ce e scale of office development that a recognised that it is presently un trategy identifies the Trafford Cen- rd's town centres. It is therefore c	e use of the site for housing is unlikely to have a of a town centre use (i.e. offices) in an out of entre office development due to there being t could come forward on a site of this size could known whether any employment development at tre Rectangle as an out-of-centre location where onsidered to be uncertain whether the use of the
			0	0	Medium	N/A	N/A		
EC5. Improve the social	Housing	0	0	0	Wicdium	1 1/7 1	1 1/7 1		
and environmental	Housing Employment	0	0	0	Medium	N/A	N/A		
•	<u>v</u>	0 0 0	0	•					

Trafford Centre Recta	Trafford Centre Rectangle Site - Canal Side Argos Depot										
Timescale Nature of Effect											
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

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.

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.

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 to crime whereas the use of the site for either housing or mixed use development would 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 fo	r 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

		Contai	iner Ba	se, Bar	ton Dock I	Koau			
		Т	imesca	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social								•	•
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	Employment	0	0	0	High	N/A	N/A	<u> </u>	
	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
						a Centre Re	ctangle area and the	at these comprise predominantly	of accommodation suitable for families. The site
	therefore has t Assessment (S employment de	the potent SHMA) (20 evelopme	ial to mak 008) and i nt would i	e a long te update rep not lead to	erm contribution port (2010). The the loss of a p	n to the need site has no	for family and affor t previously been id	rdable housing, as identified in th entified for residential developme	of accommodation suitable for families. The site e Greater Manchester Strategic Housing Market ent and, as such, the proposed use of the site for for employment development would therefore be
S2 Improvo accossibility	therefore has t Assessment (S employment de unlikely to have	the potent SHMA) (20 evelopme e a signifi	ial to mak 208) and r nt would r cant impa	e a long te update rep not lead to ct on the c	erm contribution port (2010). The the loss of a p objective.	n to the need site has no reviously ide	d for family and affor t previously been id entified residential si	rdable housing, as identified in th entified for residential developme ite. The proposed use of the site	e Greater Manchester Strategic Housing Market ent and, as such, the proposed use of the site for
S2. Improve accessibility	therefore has t Assessment (S employment de unlikely to have Housing	the potent SHMA) (20 evelopme <u>e a signifi</u> O	ial to mak 208) and r nt would r cant impa + +	e a long te update rep not lead to ct on the c + +	erm contribution port (2010). The the loss of a p objective. High	n to the need e site has no reviously ide Local	d for family and affor t previously been id entified residential si Long term	rdable housing, as identified in the entified for residential developmentie. The proposed use of the site for	e Greater Manchester Strategic Housing Market ent and, as such, the proposed use of the site for
S2. Improve accessibility for all to essential services and facilities	therefore has t Assessment (S employment de unlikely to have	the potent SHMA) (20 evelopme e a signifi	ial to mak 208) and r nt would r cant impa	e a long te update rep not lead to ct on the c	erm contribution port (2010). The the loss of a p objective.	n to the need site has no reviously ide	d for family and affor t previously been id entified residential si	rdable housing, as identified in th entified for residential development ite. The proposed use of the site Cumulative impact with other development on the maintenance and enhancement of public	e Greater Manchester Strategic Housing Market ant and, as such, the proposed use of the site for
for all to essential services	therefore has t Assessment (S employment de unlikely to hav Housing Employment Mixed Use The site is with the site for hou change over the	the potent SHMA) (20 evelopme <u>e a signifi</u> 0 0 0 nin 250m o using, emp me, the si	ial to mak 2008) and (nt would r cant impa + + + + + + of a bus s ployment te is withi	e a long te update rep not lead to ct on the c + + + + + + top, less th or mixed u n a Strateg	erm contribution port (2010). The objective. <u>High</u> <u>High</u> High nan 800m from use developmen gic Location tha	to the need site has no reviously ide Local Local Local a major bus nt could have tt is a focus	d for family and affor t previously been id entified residential si Long term Long term Station and within 2 e a major positive in for significant levels	rdable housing, as identified in the entified for residential development ite. The proposed use of the site development on the maintenance and enhancement of public transport services 20 minutes travel time of essentian npact on the objective. Whilst it is	e Greater Manchester Strategic Housing Market ent and, as such, the proposed use of the site for for employment development would therefore be

Trafford Centre Recta	ingle Site –	Contai	iner Ba	se, Bar	ton Dock F	Road			
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and	
choice of travel mode and quality of life to all	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public transport services	
communities.		ategic Acti	ve Travel						proximity of proposed cycle routes that will form nt therefore has the potential to have a major
S4. Reduce crime, disorder	Housing	0			Medium	Local	Long term	Secondary impacts on quality	
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	Use of the development management process
	Mixed Use	0	+	+	Low	Local	Long term		to ensure development complies with Core Strategy policy L7.4
	employment/c development of housing delive	commercia could there ered on the	l area and efore have	l would ha e a positive ld be in ac	ve the potential e impact on the cordance with (to be desig objective. T Core Strateg	ned in accordance v here is however onl gy policy L7.4.	with Core Strategy policy L7.4. The strategy policy L7.4. The second sec	on of an economic use in a predominantly ne use of the site for employment or mixed use s impact due to it being uncertain whether any
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts	
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Low	Local	Long term		
	exclusion. The the proposed on the objectiv	e site is no use has th /e. The pr	t within or e potentia oposed us	adjacent al to have se of the s	to a Priority Reg a positive impac ite for housing v	generation A ct on this ob vould be un	Area or a Regenerat jective. However, th likely to have a sign	tion Area but it is accessible from	unities that could help reduce poverty and social these areas by public transport. Consequently, that these uses would have a significant impact
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A		
community identity and welfare and value	Employment	0	0	0	Medium	N/A	N/A		
diversity, improve equity	Mixed Use	0	0	0	Medium	N/A	N/A		ty facilities and is unlikely to have any similiant
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	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	
population	Mixed Use	0	+	+	Medium	Local	Long term		

Trafford Centre Recta	angle Site –	Contai	ner Ba	se, Ba	rton Dock F	Road			
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	surplus capac address this s has the potent	ity. The us urplus cap tial to gene	e of the s acity and erate appr	ite for hou supportin renticeship	using or mixed u ig the long term os and would the	ise developr future of the erefore have	ment incorporating a school by creating	a residential element could have a demand for places at the school. on the objective. There is howeve os.	generation Area but it does presently have some a positive impact on the objective by helping to . The use of the site for employment purposes r only a low level of certainty over this impact as it
S8. Improve the health and, inequalities in health of the population	Housing Employment Mixed Use	0 0 0	-	-	Medium Low	Local Local	Long term 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 with noise pollution	hin 200m o n, the use o ertainty tha	of the site t the use	for housi of the site	ng, employment	t or mixed us	se development has	s the potential to have a negative	due to the proximity of the site to this source of impact on the objective. There is however only a employment development is not normally
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
				•			evelopment would n ficant effect on the	•	y neglected land/sites identified on the Trafford
Environment									
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport.
traffic on the environment	Employment	0	-	-	Low	Local	Long term	greenhouse gas emissions	
	Mixed Use	0	-	-	Low	Local	Long term	and air quality.	
	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
restore open space,	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term	1	biodiversity/greenspace.

Trafford Centre Recta	ingle Site –	Conta	iner Ba	ise, Bai	rton Dock F	Road			
		T	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
fauna, geological and geo- morphological features	wildlife corrido designated na existing open	or by existi itural asse space or v	ng built de t. Each of vildlife hal	evelopmen the propo bitat withir	nt and, as such, psed uses does n 300m of the de	the use for however ha evelopment.	housing, employme ve the potential to h	ent or mixed use development is u nave a positive impact on this obje only a low level of certainty over th	he site is however separated from both of this unlikely to have an adverse impact on these any ective by contributing towards the enhancement of his impact due to it being uncertain whether or not
E3. Reduce contributions to climate change	measures. As	such, the	proposed	use of th	e site for housin	g, employm	ent or mixed use de	evelopment has the potential to re	Use of the development management process to ensure development complies with Core Strategy policy L5 carbon, renewable and energy efficiency educe contributions to climate change. There is the site would incorporate these measures.
E4. Reduce impact of climate change	susceptible to mixed use dev	surface w velopment	ater flood	ing. The s er some o	ite is therefore of	considered t educe flood	to be at a low/mediu	Im risk of flooding. The redevelop	ment zone and it adjoins areas that are ment of the site for housing, employment or of SuDS. As such, each of the proposed uses
E5. Reduce the environmental impacts of consumption and production	development	could be n	nanaged i	using optic	ons at the top of	the waste h	ierarchy, such as p	revention, preparing for re-use ar hy and, as such, each of the prop	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD. nagement of waste. Waste generated by the nd recycling. It is however presently unknown posed uses would have an uncertain impact on
E6. Conserve land resources and reduce land contamination								Improved perceptions of the area. ssult in the remediation of a site ic oposed uses could have a positiv	Jentified by the Contaminated Land Prioritisation re impact on the objective.

Trafford Centre Recta	ngle Site –	Conta	iner Ba	se, Baı	ton Dock F	Road				
		Т	imescal	е			Nature of Eff			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on		
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity		
	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 Mapped 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 qualite 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 or 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	Housing	0			Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport	
quality .	Employment	0			Low	Local	Long term	particularly among those who	network and ensure that the development is	
	Mixed Use	0			Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.	
									Application of maximum car parking standards to encourage sustainable transport choices.	
	Active Travel generate a de uses has the p	Network. gree of tra potential to ce of any in	The major affic. Cons o have a s mpact on	ity of the s equently, ignificant air quality	ite is however v and given the s negative impact	within an AC ize of the sit t on the obje	MA and the use of te and the scale of o ective due to the am	the site for housing, employment development it could accommodation ount of traffic, and associated veh	d cycle routes that will form part of the Strategic or mixed use development would inevitably te, it is considered that each of the proposed nicular emissions, it could generate. However, as ent, there is only a low level of certainty in	
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A			
the diversity and	Employment	0	0	0	Medium	N/A	N/A			
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A			
landscape and townscape character and cultural facilities									ent or mixed use development is therefore 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		
high performance and sustainable economy to	Employment	0	+ +	+ +	Medium	Borough wide	Long term	economic impacts through the creation of jobs in the		
provide a powerful contribution to regional	Mixed Use	0	+ +	+ +	Medium	Borough wide	Long term	construction process.		

Trafford Centre Recta	ingle Site –	Contai	ner Ba	se, Ba	rton Dock F	Road						
		Т	imesca	e			Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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 incorporat 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 als 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 of mixed use development would therefore have a major positive impact on the objective.											
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.				
in areas of disadvantage	potential to res	he 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 otential 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 y 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	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on				
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment				
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.	rea where appropriate proposals to support the			
	culture and to employment o certainty over	urism offer r mixed us this impac	will be si we would l as it is r	upported, have the p not preser	and is located ir potential to supp	n close prox ort this touri ner any emp	imity to the Trafford ism destination and loyment or mixed u	I Centre, which is a major tourism would have a positive impact on	destination. The proposed use of the site for the objective. There is however only a low level of e a use that is supportive of tourism. The use of			
EC4. Encourage the long	Housing	0	0	0	Low	N/A	N/A					
term sustainability of	Employment	0	?	?	Low	More	Long term	Secondary impacts on	Use of the development management process			
Trafford's Town Centres	Mixed Use	0	?	?	Low	than local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.			
	significant effe centre locatior insufficient sui have a signific the site would some office de	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 ignificant 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 entre 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 nsufficient 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 ome 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 ite for employment or mixed uses purposes would have a significant impact on the objective.										

Trafford Centre Recta	Frafford Centre Rectangle Site – Container Base, Barton Dock Road											
		Т	imesca	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A					
and environmental	Employment	0	0	0	Medium	N/A	N/A					
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A					
economy	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 fo	r 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 Recta	angle Site -	Kratos							
			imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social						-			·
S1. Achieve a better balance and mix in the housing market between	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
availability and demand	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.	
	therefore has Assessment (S	the potent SHMA) (20 evelopme	ial to mak 008) and u nt would r	e a long te update rep not lead to	erm contributior port (2010). The the loss of a pl	n to the need site has no	I for family and affor t previously been id	rdable housing, as identified in the entified for residential developme	of accommodation suitable for families. The site e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for for employment development would therefore be
S2. Improve accessibility	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other	
for all to essential services	Employment	0	++	++	Medium	Local	Long term	developments on the	
and facilities	Mixed Use	0	++	++	Medium	Local	Long term	maintenance and improvement of public transport services.	
					and within 20 m r positive impac				ch, the use of the site for housing, employment o
S3. Enhance transport	Housing	0	+	+	Low	Local	Long term	Cumulative impact with other	Secure contributions towards enhancing public
infrastructure, improve	Employment	0	+	+	Low	Local	Long term	developments on the	transport services.

Trafford Centre Recta	ingle Site -	Kratos								
		Т	imescal	е			Nature of Effe	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
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 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 C 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	Housing	0			Medium	Local	Long term	Secondary impacts on quality		
and the fear of crime	Employment Mixed Use	0	+++	+ +	Low Low	Local Local	Long term Long term	of life	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 neg 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 predominant 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 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	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts		
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.		
	Mixed Use	0 site for e	+ mploymer	+ t or mixed	Low	Local	Long term	create some employment opport	nities that could help reduce poverty and social	
	exclusion. The the proposed	e site is no use has th	t within or e potentia	[.] adjacent al to have	to a Priority Reg a positive impac	generation A	area or a Regenerat jective. However, th	tion Area but it is accessible from	these areas by public transport. Consequently, that these uses would have a significant impact	
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A			
community identity and	Employment	0	0	0	Medium	N/A	N/A			
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A			
diversity, improve equity and equality of opportunity										
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and		
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.		
population	Mixed Use	0	+	+	Medium	Local	Long term			

Trafford Centre Recta	angle Site -	ratos										
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	surplus capac address this s has the potent	ity. The us urplus cap tial to gene	se of the s bacity and erate appr	ite for hou supportin renticeship	using or mixed uning the long term	ise developi future of the erefore have	ment incorporating a school by creating	a residential element could have a g demand for places at the school. on the objective. There is howeve	generation Area but it does presently have some a positive impact on the objective by helping to . The use of the site for employment purposes er only a low level of certainty over this impact as it			
S8. Improve the health and, inequalities in health of the population	Housing Employment Mixed Use	0 0 0		- - -	Medium Low Medium	Local Local Local	Long term Long term 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 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	Housing	-	-									
	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium Medium	N/A	N/A					
local neighbourhood	Employment Mixed Use	0	0	0	Medium Medium	N/A N/A	N/A N/A					
local neighbourhood	Employment Mixed Use The proposed	0 0 use of the	0 0 e site for h	0 0 ousing, e	Medium Medium mployment or m	N/A N/A nixed-use de	N/A N/A		y neglected land/sites identified on the Trafford			
local neighbourhood quality	Employment Mixed Use The proposed	0 0 use of the	0 0 e site for h	0 0 ousing, e	Medium Medium mployment or m	N/A N/A nixed-use de	N/A N/A evelopment would n		y neglected land/sites identified on the Trafford			
local neighbourhood quality Environment	Employment Mixed Use The proposed	0 0 use of the	0 0 e site for h	0 0 ousing, e	Medium Medium mployment or m	N/A N/A nixed-use de	N/A N/A evelopment would n		hy neglected land/sites identified on the Trafford Secure enhancements to public transport.			
local neighbourhood quality Environment E1. Reduce the effect of	Employment Mixed Use The proposed Derelict Prope	0 0 use of the erty and Si	0 0 e site for h	0 0 ousing, e	Medium Medium mployment or m is unlikely to ha	N/A N/A nixed-use de ve any signi	N/A N/A evelopment would n ficant effects on the	Secondary impacts on greenhouse gas emissions				
local neighbourhood quality Environment E1. Reduce the effect of	Employment Mixed Use The proposed Derelict Prope Housing Employment Mixed Use	0 0 use of the orty and Si 0 0	0 0 e site for h tes list. A - -	0 0 iousing, e s such, it - -	Medium Medium mployment or m is unlikely to ha Low Low Low	N/A N/A nixed-use de ve any signi Local Local Local	N/A N/A evelopment would n ficant effects on the Long term Long term Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport.			
local neighbourhood quality Environment E1. Reduce the effect of	Employment Mixed Use The proposed Derelict Prope Housing Employment Mixed Use The site is with Nevertheless, Bus Corridor of	0 Use of the erty and Si 0 0 0 0 0 0 0 0 0 0 0 0 0	0 o site for h tes list. A - - of a bus s f the site f 00m of a l	0 ousing, e s such, it - - top and is or housing Metrolink,	Medium Medium mployment or m is unlikely to har Low Low located in relati g, employment of railway or bus s	N/A N/A nixed-use de ve any signi Local Local Local ively close p or mixed use station. Cons	N/A N/A evelopment would n ficant effects on the Long term Long term oroximity to propose e development woul sequently, and give	e objective. Secondary impacts on greenhouse gas emissions and air quality. ed cycle routes that will form part of Id inevitably generate a degree of n the size of the site and the scale	Secure enhancements to public transport. of the Strategic Active Travel Network. f traffic and the site is not within 400m of a Qualit e of development it could accommodate, it is			
local neighbourhood quality Environment E1. Reduce the effect of traffic on the environment	Employment Mixed Use The proposed Derelict Prope Housing Employment Mixed Use The site is with Nevertheless, Bus Corridor of considered that	0 Use of the erty and Si 0 0 0 0 0 0 0 0 0 0 0 0 0	0 o site for h tes list. A - - of a bus s f the site f 00m of a l	0 ousing, e s such, it - - top and is or housing Metrolink,	Medium Medium mployment or m is unlikely to har Low Low located in relati g, employment of railway or bus s	N/A N/A nixed-use de ve any signi Local Local Local ively close p or mixed use station. Cons al to have a	N/A N/A evelopment would n ficant effects on the Long term Long term oroximity to propose e development woul sequently, and givel negative impact on	Secondary impacts on greenhouse gas emissions and air quality. Id inevitably generate a degree of n the size of the site and the scale the objective due to the amount of	Secure enhancements to public transport. of the Strategic Active Travel Network. f traffic and the site is not within 400m of a Qualit e of development it could accommodate, it is of traffic it could generate.			
local neighbourhood quality Environment E1. Reduce the effect of traffic on the environment E2. Protect, enhance and restore open space,	Employment Mixed Use The proposed Derelict Prope Housing Employment Mixed Use The site is with Nevertheless, Bus Corridor of	0 0 use of the erty and Si 0 0 0 0 0 0 0 0 0 0 0 0 0	0 o site for h tes list. A - - of a bus s f the site f 00m of a l	0 0 ousing, e s such, it - - top and is or housing Metrolink, sed uses	Medium Medium mployment or m is unlikely to ha Low Low Low located in relati g, employment of railway or bus s has the potentia	N/A N/A nixed-use de ve any signi Local Local Local ively close p or mixed use station. Cons	N/A N/A evelopment would n ficant effects on the Long term Long term oroximity to propose e development woul sequently, and give	e objective. Secondary impacts on greenhouse gas emissions and air quality. ed cycle routes that will form part of Id inevitably generate a degree of n the size of the site and the scale	Secure enhancements to public transport. of the Strategic Active Travel Network. f traffic and the site is not within 400m of a Quality e of development it could accommodate, it is			

Trafford Centre Recta	ingle Site -	Kratos										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
fauna, geological and geo- morphological features	corridor. The s is unlikely to h contributing to	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 Employment Mixed Use	0 0 0	+ + + +	+ + + +	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	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 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 Employment Mixed Use	0 0 0	+ + + + + +	+ + + + + +	Medium Medium Medium	Local Local Local	Long term Long term Long term					
	water flooding	and the re	edevelopn	nent of thi	s site for housin	ig, employm	sk of surface water ent or mixed use de		acent to areas that are susceptible to surface opportunities to reduce flood risk in other e impact on the objective			
E5. Reduce the environmental impacts of consumption and	Housing Employment Mixed Use	0	? ? ?	? ? ?	Low Low Low	Local Local Local	Long term Long term 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.			
production	The use of the development of	could be m	nanaged u	ising optic	ons at the top of	the waste h	t is likely to make m ierarchy, such as p	revention, preparing for re-use ar	nagement of waste. Waste generated by the id recycling. It is however presently unknown posed uses would have an uncertain impact on			
E6. Conserve land resources and reduce land contamination	Housing Employment Mixed Use The proposed	0 0 0 use of the	+ + + site for h	+ + + ousing.e	Medium Medium Medium mployment or m	Local Local Local ixed use de	Long term Long term Long term velopment would re	Improved perceptions of the area.	entified by the Contaminated Land Prioritisation			
E7. Protect and improve								oposed uses could have a positiv Secondary impacts on				

Trafford Centre Recta			imescal				Nature of Eff	oot		
								-		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity		
	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 Map 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 new attriction.									
E8. Protect and improve air	Housing	0			Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport	
quality .	Employment	0			Low	Local	Long term	particularly among those who	network and ensure that the development is	
	Mixed Use	0			Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.	
									Application of maximum car parking standards to encourage sustainable transport choices.	
	for housing, e development i	mploymen t could ac æ of any i	t or mixed commoda mpact on	l use deve te, it is co air quality	lopment would nsidered that th	inevitably ge e proposed	enerate additional truse of the site has t	raffic. Consequently, and taking in the potential to have a major nega	ilway or bus station. The development of the site to account the size of the site and the scale of ative impact on the objective. Nevertheless, as ent, there is only a low level of certainty in	
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A			
the diversity and	Employment	0	0	0	Medium	N/A	N/A			
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A			
landscape and townscape character and cultural facilities	Mixed Use 0 0 0 Medium N/A N/A									
Economic										
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary		
high performance and sustainable economy to provide a powerful	Employment	0	+ +	+ +	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.		

Trafford Centre Recta	angle Site -	Kratos									
		Т	imesca	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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 Tr 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 income 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 a 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 mixed use development would therefore have a major positive impact on the objective.										
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A				
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and			
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.			
in areas of disadvantage	result in the pr	rovision of	employm	ent and tr	aining opportun	ities in a loc	ation that is within 3		mixed use development has the potential to a and which is connected to this area by a high sitive impact on the objective.		
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on			
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment			
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.			
	Mixed Use 0 + + Low Local Long term opportunities. 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 or 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				
term sustainability of	Employment	0	0	0	Medium	N/A	N/A				
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A				

		Т	imesca	е			Nature of Effe							
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	provision of a Employment L Trafford's tow	town cent and Stud n centres	re use (i.e y (2009) a for office (. offices) nd the Tra developme	in an out of cent afford Other Tov ent. Consequen	tre location. vn Centre U tly, and takiı	Nevertheless, a nee ses Study (2010) es	ed for office development in the B stablished that there are likely to b size of the site and the scale of de	or employment development could result in the orough was identified by the Trafford be insufficient suitable and available sites in evelopment that is likely to come forward on it,					
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A	· · · · · · · · · · · ·						
•	Employment	0	0	0	Medium	N/A	N/A							
		0	0	0	Medium	N/A	N/A							
and environmental performance of the economy	Mixed Use	0	0	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 e 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.										

Trafford Centre Rectangle Site - Kratos												
		Т	imescal	le			Nature of Effe					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

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.

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 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 or mixed use development could also have a positive impact on the objective relating to health. The use of the site for housing to crime whereas the use of the site for either housing or mixed use development would 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. 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.

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 c	of M60											
		T	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		-		-								
S1. Achieve a better balance and mix in the housing market between	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			
availability and demand	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 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 not lead to the objective.											
S2. Improve accessibility	Housing	+ +	+ +	+ +	High	Local	Long term	Cumulative impact with other				
for all to essential services	Employment	+ +	+ +	+ +	High	Local	Long term	development on the				
and facilities	Mixed Use	+ +	+ +	+ +	High	Local	Long term	maintenance and enhancement of public transport services				
	The site is with	hin 250m	of a bus s	top, less t	han 800m from	a major bus	station and within 2	20 minutes travel time of essentia	I services by public transport. As such, the use of			
	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	Housing	+ +	++	++	Medium	Local	Long term	Cumulative impact with other				
infrastructure, improve	Employment	+ +	+ +	+ +	Medium	Local	Long term	development on the				

Land at Junction 10 c	of M60								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
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 for housing, employment or mixed use development therefore has the potential to significantly improve the use of public transport and/or participation in walki 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 Mixed Use	+++	++++	+++	Low Low	Local Local	Long term 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
	L7.4. The use the potential to	of the site o be desig objective.	for emplo ned in acc There is I	oyment or cordance nowever o	mixed use deve with Core Strate	elopment wo	ould result in the pro 7.4. The use of the s	ovision of an economic use in a pr site for employment or mixed use	designed in accordance with Core Strategy policy edominantly employment area and would have development could therefore have a positive development delivered on the site would be in
S5. Reduce poverty and	Housing	+	+	+	Medium	Local	Long term	Positive secondary impacts	
social exclusion	Employment Mixed Use	+	+	+	Medium Medium	Local	Long term	on quality of life.	
	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	Housing	0	0	0	Medium	N/A	N/A		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A		
diversity, improve equity and equality of opportunity									ty facilities and is unlikely to have any significant
S7. Improve qualifications	Housing	+	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	+	+	+	Low	Local	Long term	quality of life.	

Land at Junction 10 d	of M60										
		Т	imesca	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.		
and, inequalities in health	Employment	-	-	-	Low	Local	Long term	of life			
of the population	Mixed Use	-	-	-	Medium	Local	Long term				
	the proximity of potential to ha	of the site ive a nega	to this sou tive impa	urce of noi ct on the c	se pollution, it is bjective. There this is not norm	s considered is however ally conside	d that the proposed only a low level of c red to be a noise-s	use of the site for housing, employertainty that the use of the site fo	a major source of noise. Consequently, due to syment or mixed use development has the r employment development would have a		
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
								of any neglected land/sites identififects on the objective.	ied on the Trafford Derelict Property and Sites		
Environment	list. As such,		seu use o			linely to hav	le any significant en				
E1. Reduce the effect of	Housing	?	?	?	Low	Local	Long term	Secondary impacts on	Secure improvements to the public transport		
traffic on the environment	Employment	?	?	?	Low	Local	Long term	greenhouse gas emissions	network and ensure that the development is		
	Mixed Use	?	?	?	Low	Local	Long term	and air quality.	accessible by a choice of means of transport.		
	were shown in distance of the development	the LDF site and nas the po	Transport the site is tential to	Modelling less than encourage	Report as oper 250m from a bu	rating with a us stop and lic transport	volume over capac within 800m of a ma	sity ratio of 85% or greater. There ajor bus station. As such, the use	e site is located in close proximity to roads that are however a number of facilities within walking has of for housing, employment or mixed use nsidered to be uncertain whether each of the		

Land at Junction 10 c	of M60											
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
E2. Protect, enhance and	Housing	-	-	-	Medium	Local	Long term	Secondary impacts on the	Use of the development management process			
restore open space,	Employment	-	-	-	Medium	Local	Long term	image of the local area	to secure some biodiversity gains in the			
biodiversity, flora and	Mixed Use	-	-	-	Medium	Local	Long term		development through, for example, tree			
fauna, geological and geo-									planting and the use of green roofs.			
morphological features	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	Housing	+	· ·	+	Low		Long torm	Secondary impacts	Use of the development management process			
to climate change	Employment	+ +	+ +	+ +	Low	Local Local	Long term Long term	associated with climate	to ensure development complies with Core			
to climate change	Mixed Use	+	+	+	Low	Local		change	Strategy policy L5			
	Mixed Use + + Low Local Long term change Strategy policy L5 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	e site for housing	a. employm	ent or mixed use de	evelopment has the potential to re	duce contributions to climate change. There is			
									the site would incorporate these measures.			
E4. Reduce impact of	Housing	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to			
climate change	Employment	-	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.			
	Mixed Use	-	-	-	Medium	Local	Long term					
									te is therefore considered to be at a medium risk			
									elsewhere and may require the implementation			
			Č	ů.				erefore have a negative impact on	,			
E5. Reduce the	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process			
environmental impacts of	Employment	?	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core			
consumption and	Mixed Use	?	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.			
production									nagement of waste. Waste generated by the			
	whether the w								d recycling. It is however presently unknown se would have an uncertain impact on the			
	objective.											
E6. Conserve land	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the				
resources and reduce land	Employment	+	+	+	Medium	Local	Long term	area.				
contamination	Mixed Use	+	+	+	Medium	Local	Long term					

Land at Junction 10 c	of M60											
		Т	imesca	le			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
									entified by the Contaminated Land Prioritisation e a positive impact on the objective			
E7. Protect and improve	Housing	+	+	+	Low	Local	Long term	Improved perceptions of the				
water quality	Employment	+	+	+	Low	Local	Long term	area.				
	Mixed Use	+	+	+	Low	Local	Long term					
	as a potentiall quality by elim	y medium iinating a	risk site. potential s	The site is ource of a	within 250m of contaminants. E	a watercou ach of the p	rse and, as such, th roposed uses could	e development of the site has the therefore have a positive impact having an impact on the quality of	·			
E8. Protect and improve air	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality	Employment	?	?	?	Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use	?	?	?	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.			
	employment o	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	Housing	0	0	0	Medium	N/A	N/A					
the diversity and	Employment	0	0	0	Medium	N/A	N/A					
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A					
landscape and townscape character and cultural facilities									byment or mixed use development is therefore 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				
high performance and	Employment	+ +	+ +	+ +	Medium	Local	Long term	economic impacts through the				
sustainable economy to provide a powerful	Mixed Use	+ +	+ +	+ +	Medium	Local	Long term	creation of jobs in the construction process.				

Land at Junction 10 c	of M60											
		Т	imesca	le			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
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	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	+	+	+	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	+	+	+	Medium	Local	Long term	quality of life.				
in areas of disadvantage	potential to re-	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 could therefore have a positive impact on the objective.										
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on				
image as a tourism	Employment	+	+	+	Low	Local	Long term	increased employment				
destination	Mixed Use	+	+	+	Low	Local	Long term	opportunities.				
	support the cu the site for em low level of ce	Iture and ployment ertainty ove	tourism of or mixed er this imp	fer will be use would act as it is	supported. The have the poten s not presently k	site is locat tial to suppo nown wheth	ed in close proximit ort this tourism dest	ty to the Trafford Centre, which is ination and would have a positive t or mixed use development would	a key area where appropriate proposals to a major tourism destination. The proposed use of impact on the objective. There is however only a d incorporate a use that is supportive of tourism.			
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A					
term sustainability of	Employment	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A					
	significant effe centre locatior Centre Uses S Core Strategy	Mixed Use 0 0 0 Medium N/A 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	Housing	0	0	0	Medium	N/A	N/A					
and environmental	Employment	0	0	0	Medium	N/A	N/A					

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A		
economy									is objective. The use of the site for employmen
	or mixed use	purposes \	would also	be unlike	ly to have a sig	nificant impa	act on this objective	given that the site is not located	within a town, district or local centre.
Sustainability Summary									number of sustainability objectives. In particula
also have a positive impact or objective relating to health. The use of the site for housin objectives relating to reducing within the buffer of an AQMA uncertain impact on objectives have some negative impact or	g, employment of contributions to and the use of to relating to redu	or mixed u climate cl he site for icing the e f reducing	education use develo hange; lan housing, ffects of tr the impac	ppment we opment we d contam employm raffic on th ts of clima	s. However, as ould also have ination; and wa ent or mixed us le environment ate change. Eac	the site is la a positive e ter quality. N se developm and air qual sh of the pro	ess than 200m from offect on several envolution Notwithstanding the nent would inevitabl lity. In addition, the posed uses could a	n a major source of noise pollution vironmental objectives. Specifical fact that the site is located in close y generate some traffic. Consequisite is at a medium risk of floodin lso have a negative impact on the	erty and social exclusion. Each of the uses wo n, each use could have a negative impact on lly, each use would have a positive effect on se proximity to public transport services, it is a uently, each of the proposed uses would have g, each of the proposed uses has the potentia
	jective of reducir								the site. In addition, each of the uses would have a would have a set of the uses would have a site would be dealt with
an uncertain impact on the obj the top of the waste hierarchy. By resulting in the provision of	jective of reducir f housing in a St <i>v</i> ing a better bala	ng the env rategic Lo ance in the	ironmenta cation, the e housing	l impacts e proposed market. T	of consumption d use of the site he use of the si	and produce for housing te for housing	tion due to it preser g or mixed use deve	ntly being unknown whether any v elopment incorporating a residenti	the site. In addition, each of the uses would have a major positive impact
an uncertain impact on the obj the top of the waste hierarchy. By resulting in the provision of the objective relating to achiev the site for either housing or m Whilst the use of the site for l	f housing in a St f housing in a St ving a better bala nixed use develo housing would h	ng the env rategic Lo ance in the pment cou	ironmenta cation, the housing Ild have so gnificant ii	l impacts proposed market. T ome positi mpact on	of consumption d use of the site he use of the si ve effect on this any of the sust	and produce of for housing te for housing sobjective. ainability ob	tion due to it preser g or mixed use deve ng would however h pjectives, the use of	ntly being unknown whether any v elopment incorporating a residenti nave a major negative impact on f the site for employment or mixe	the site. In addition, each of the uses would have

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						

	angle site –	Land s	outh o	f Tavlo	r Road						
			imesca				Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social	<u> </u>	<u>.</u>									
S1. Achieve a better balance and mix in the housing market between	Housing	0	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.			
availability and demand	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.			
	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.										
	Assessment (S employment d	the potent SHMA) (2 levelopme	ial to mak 008) and i nt would i	e a long te update rep not lead to	erm contributior port (2010). The o the loss of a pr	to the need site has not	l for family and affor previously been id	rdable housing, as identified in the entified for residential developme	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for		
S2 Improve accessibility	Assessment (employment d unlikely to hav	the potent SHMA) (2 levelopme re a signifi	ial to mak 008) and i nt would i cant impa	e a long te update rep not lead to ct on the e	erm contribution port (2010). The the loss of a pr objective.	to the need site has not reviously ide	for family and affor previously been id ntified residential si	rdable housing, as identified in the entified for residential developme ite. The proposed use of the site f	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for		
S2. Improve accessibility for all to essential services	Assessment (S employment d unlikely to hav Housing	the potent SHMA) (2 levelopme /e a signifi 0	ial to mak 008) and r nt would r cant impa + +	e a long to update rep not lead to ct on the o + +	erm contributior port (2010). The the loss of a pr bbjective. High	to the need site has not eviously ide Local	l for family and affor previously been id ntified residential si Long term	rdable housing, as identified in the entified for residential developmente. The proposed use of the site for Cumulative impact with other	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for		
	Assessment (employment d unlikely to hav	the potent SHMA) (2 levelopme re a signifi	ial to mak 008) and i nt would i cant impa	e a long te update rep not lead to ct on the e	erm contribution port (2010). The the loss of a pr objective.	to the need site has not reviously ide	for family and affor previously been id ntified residential si	rdable housing, as identified in the entified for residential development te. The proposed use of the site for Cumulative impact with other development on the maintenance and enhancement of public	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for		
for all to essential services	Assessment (S employment d unlikely to hav Housing Employment Mixed Use The site is with the site for hou change over ti	the potent SHMA) (2 levelopme re a signifi 0 0 0 nin 250m using, em ime, the s	ial to mak 2008) and (nt would r cant impa + + + + + + of a bus s ployment te is withi	e a long to update rep not lead to ct on the o + + + + + + top, less to or mixed u n a Strateg	erm contribution port (2010). The objective. <u>High</u> <u>High</u> High se developmer gic Location tha	to the need site has not reviously ide Local Local Local a major bus it could have t is a focus	I for family and affor previously been id ntified residential si Long term Long term Station and within 2 a major positive in for significant levels	rdable housing, as identified in the entified for residential development ite. The proposed use of the site for Cumulative impact with other development on the maintenance and enhancement of public transport services 20 minutes travel time of essentia npact on the objective. Whilst it is	e Greater Manchester Strategic Housing Market nt and, as such, the proposed use of the site for or employment development would therefore be		

Trafford Centre Recta	ngle site –	Land s	outh o	f Taylo	r Road								
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
infrastructure, improve	Employment	0	+ +	+ +	Medium	Local	Long term	maintenance and					
choice of travel mode and quality of life to all	Mixed Use	0	+ +	+ +	Medium	Local	Long term	enhancement of public transport services					
communities.	part of the Stra	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	Housing	0			Medium	Local	Long term	Secondary impacts on quality					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	Use of the development management process				
	Mixed Use	0	+	+	Low	Local	Long term		to ensure development complies with Core Strategy policy L7.4 eas and could therefore have a major negative				
	could therefor delivered on the	e have a p he site wo	ositive im uld be in a	pact on th accordanc	e objective. The e with Core Stra	ere is howev ategy policy	ver only a low level of L7.4.	of certainty over this impact due t	e site for employment or mixed use development o it being uncertain whether any housing				
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts					
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.					
	Mixed Use	0	+	+	Low	Local	Long term						
-	exclusion. The the proposed on the objectiv	e site is no use has th /e. The pr	et within or the potentia oposed us	adjacent al to have se of the s	to a Priority Reg a positive impac ite for housing v	generation A ct on this ob vould be un	Area or a Regenerat jective. However, th likely to have a sign	tion Area but it is accessible from	unities that could help reduce poverty and social these areas by public transport. Consequently, that these uses would have a significant impact				
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A						
community identity and	Employment	0	0	0	Medium	N/A	N/A						
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A	 	to facilities and is confident to be a second of the second				
diversity, improve equity and equality of opportunity	The proposed effects on the		e site for h	iousing, er	npioyment or m	ixed use de		iy to have an impact on communi	ty facilities and is unlikely to have any significant				
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and					
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.					
population	Mixed Use	0	+	+	Medium	Local	Long term						

Trafford Centre Recta	ingle site –	Land s	outh o	f Taylo	r Road							
		Т	imesca	le			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life				
of the population	Employment Mixed Use	0	0 +	0 +	Medium Low	N/A Local	N/A 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	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A					
quality	Mixed Use	0	0	0	Medium	N/A	N/A					
							evelopment would n ficant effects on the		y neglected land/sites identified on the Trafford			
Environment							•					
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport.			
traffic on the environment	Employment	0	-	-	Low	Local	Long term	greenhouse gas emissions				
		•	-	-	Low	Local						
	Active Travel I located in clos and given the impact on the	Mixed Use0-LowLocalLong termand air quality.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 Recta	ngle site –	Land s	outh o	f Taylo	r Road								
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
restore open space,	Employment	0	-	-	Low	Local	Long term	of the local area	potential impact of development at this site on				
biodiversity, flora and	Mixed Use	0	-	-	Low	Local	Long term		the ecological value of these features.				
fauna, geological and geo-									eatures, the use of the site for housing,				
morphological features	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 imp the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, th only a low level of certainty over this impact.												
E3. Reduce contributions	Housing				Low	Local	Long term	Secondary impacts	Use of the development management process				
to climate change	Employment	0	+	+ +	Low	Local	Long term Long term	associated with climate	to ensure development complies with Core				
to omnate ondinge	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5				
	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	Housing	0	+	+	Medium	Local	Long term						
climate change	Employment	0	+	+	Medium	Local	Long term						
	Mixed Use	0	+	+	Medium	Local	Long term						
									ment zone and it adjoins areas that are				
									ment of the site for housing, employment or				
							risk in other location	ns, through, for example, the use	of SuDS. As such, each of the proposed uses				
					on the objective.								
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process				
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core				
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.				
production									nagement of waste. Waste generated by the				
									d recycling. It is however presently unknown bosed uses would have an uncertain impact on				
E6. Conserve land	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the					
resources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	area.					
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term						

Trafford Centre Recta	ngle site –	Land s	outh o	f Taylo	r Road									
		T	imescal	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
								sult in the remediation of a site ic sed uses could have a major pos	entified by the Contaminated Land Prioritisation tive impact on the objective.					
E7. Protect and improve	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on						
water quality	Employment	0	+	+	Medium	Local	Long term	perceptions of the area and						
	Mixed Use	0	+	+	Medium	Local	Long term	the use of the canal for recreation						
	and enhance t	he 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 nd 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 npact on the objective.												
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport					
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is					
	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport.					
									Application of maximum car parking standards to encourage sustainable transport choices.					
	Active Travel I located in part proposed uses the significanc	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	Housing	0	0	0	Medium	N/A	N/A							
the diversity and	Employment	0	0	0	Medium	N/A	N/A							
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A							
landscape and townscape character and cultural facilities									ent or mixed use development is therefore 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 Recta	angle site –	Land s	outh o	f Taylo	r Road							
		Т	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
high performance and sustainable economy to provide a powerful	Employment	0	++	++	Medium	More than local	Long term	economic impacts through the creation of jobs in the construction process.				
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 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	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.				
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and trainir	ng opportun	ities in a location that	at is within 3km of Stretford Rege	byment or mixed use development has the neration Area and which is connected to this area have a positive impact on the objective.			
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on				
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment				
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.				
	Mixed Use 0 + + Local Long term opportunities. 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	Housing	0	0	0	Medium	N/A	N/A					
term sustainability of	Employment	0	?	?	Low	More	Long term	Secondary impacts on	Use of the development management process			
Trafford's Town Centres	Mixed Use	0	?	?	Low	than local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.			

	tangle site –		imesca				Nature of Eff						
SA Objective	Use								Mitigation				
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 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 con 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 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 whether the use of the site for employment can be directed without having an unacceptable impact on Trafford's town centres. It is therefore considered to be uncertain whether the use of site for employment or mixed uses purposes would have a significant impact on the objective.													
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A						
and environmental	Employment	0	0	0	Medium	N/A	N/A						
	Mixed Use	0	0	0	Medium	N/A	N/A						
performance of the economy	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.												

Trafford Centre Rectangle site – Land south of Taylor Road													
		Т	imescal	le			Nature of Effe						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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 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.

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.

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 objective 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 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 Recta	Trafford Centre Rectangle Hotel Site													
		Т	imescal	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
Social														
S1. Achieve a better balance and mix in the housing market between	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.						
availability and demand	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							
	Rectangle Stra 1,050 resident therefore has Assessment (employment d unlikely to hav	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	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other						
for all to essential services	Employment	0	++	++	Medium	Local	Long term	developments on the						
and facilities	Mixed Use	0	++	++	Medium	Local	Long term	maintenance and						
	Hotel	0	++	++	Medium	Local	Long term	improvement of public transport services.						
	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 Recta	ingle Hotel	Site							
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
infrastructure, improve	Employment	0	+	+	Low	Local	Long term	developments on the	transport services.
choice of travel mode and	Mixed Use	0	+	+	Low	Local	Long term	maintenance and	
quality of life to all communities.	Hotel	0	+	+	Low	Local	Long term	improvement of public transport services.	
	employment, r positive impac	mixed use t on the o	developm bjective. T	hent or a h The site is	notel therefore h	as the poter thin 400m of	ntial to improve the f a Quality Bus Corr	use of public transport and/or par	 The proposed use of the site for housing, ticipation in walking or cycling and could have a rolink station. As such, there is only a low level of
S4. Reduce crime, disorder	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts	Use of the development management process
and the fear of crime	Employment	0	+	+	Low	Local	Long term	on quality of life	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4
	Hotel	0	+	+	Low	Local	Long term		
	The site is loca	ated in clo	se proxim	ity to a ra	nge of uses, inc	luding resid	ential and employm	ent uses. The use of the site for h	nousing, employment, mixed use development or
									sitive impact on the objective. There is however
			nty over tl	· · ·	°		, ,		accordance with Core Strategy policy L7.4.
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A	Positive secondary impacts	
social exclusion	Employment	0	+	+	Low	Local	Long term	on quality of life.	
	Mixed Use	0	+	+	Low	Local	Long term		
	Hotel	0	+	+	Low	Local	Long term		
	social exclusion transport. Con	on. The sit isequently	e is not wi , the prop	ithin or im osed use	mediately adjac has the potentia	ent to a Pric al to have a l	prity Regeneration A positive impact on the second se	Area or a Regeneration Area but it	copportunities that could help reduce poverty and is accessible from these areas by public nly a low level of certainty that these uses would npact on the objective.
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A		
diversity, improve equity	Hotel	0	0	0	Medium	N/A	N/A		
and equality of opportunity	Each of the pr	oposed us	ses is unlil	kely to hav	ve an impact on	community	facilities and is unli	kely to have any significant effect	s on the objective.
S7. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	

Trafford Centre Rect	angle Hotel	Site												
		Т	imescal	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
population	Mixed Use	0	+	+	Medium	Local	Long term							
	Hotel	0	+	+	Low	Local	Long term							
	surplus capac helping to add purposes or a	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 so 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 employmer purposes or as a hotel has the potential to generate apprenticeships and could therefore have a positive impact on the objective of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.												
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the					
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate					
of the population	Mixed Use	0	-	-	Medium	Local	Long term	1	design solutions.					
	Hotel	0	-	-	Medium	Local	Long term	1						
50 Drotoot and improve	use of the site	for emplo	yment wo	uld have	a negative impa	ct on this ob	jective as employm		is however only a low level of certainty that the considered to be a noise sensitive use.					
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A							
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A							
quality	Mixed Use	0	0	0	Medium	N/A	N/A							
	Hotel	0	0	0	Medium	N/A	N/A		ent of any neglected land/sites identified on the					
							any significant effec		ent of any neglected lang/sites identified on the					
	Tranolu Delei	ICLETOPEI	ly and Sile	55 IISI. AS	SUCH, ILIS UTIIN	ely lo llave d								
Environmont						•	any significant effec							
Environment	Housing													
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure enhancements to public transport.					
	Employment	0	- - -	-	Low Low	Local	Long term Long term	Secondary impacts on greenhouse gas emissions						
E1. Reduce the effect of	Employment Mixed Use	-	- - - -	- - -	Low Low Low	Local Local	Long term Long term Long term	Secondary impacts on						
E1. Reduce the effect of	Employment Mixed Use Hotel The site is wit traffic and the	0 0 0 hin 250m site is not	within 40	0m of a Q	Low Low Low Low rtheless, the use uality Bus Corri	Local Local Local e of the site dor or within	Long term Long term Long term Long term for housing, employ 800m of a Metrolin	Secondary impacts on greenhouse gas emissions and air quality. /ment, a hotel or mixed use devel						
E1. Reduce the effect of	Employment Mixed Use Hotel The site is wit traffic and the	0 0 0 hin 250m site is not	within 40	0m of a Q	Low Low Low Low rtheless, the use uality Bus Corri	Local Local Local e of the site dor or within	Long term Long term Long term Long term for housing, employ 800m of a Metrolin	Secondary impacts on greenhouse gas emissions and air quality. /ment, a hotel or mixed use devel ik, railway or bus station. Conseq	Secure enhancements to public transport.					

Trafford Centre Recta	angle Hotel	Site													
		Т	imescal	le			Nature of Eff	ect							
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.						
fauna, geological and geo-	Hotel	0	+	+	Low	Local	Long term								
morphological features	As such, each development	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													
		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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process						
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core						
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5						
	Hotel	0	+	+	Low	Local	Long term								
	measures. As	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 mpact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.													
E4. Reduce impact of	Housing	0	+ +	+ +	Medium	Local	Long term								
climate change	Employment	0	+ +	+ +	Medium	Local	Long term								
	Mixed Use	0	+ +	+ +	Medium	Local	Long term								
	Hotel	0	+ +	+ +	Medium	Local	Long term								
	adjacent to ar	eas that a	re suscep	tible to su	rface water floo	ding and the	e redevelopment of t		at a low risk of flooding. The site is however ortunities to reduce flood risk in other locations, ctive.						
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process						
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core						
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.						
production	Hotel	0	?	?	Low	Local	Long term								
	the developm	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													

Trafford Centre Recta	ingle Hotel	Site										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
resources and reduce land	Employment	0	-	-	Medium	Local	Long term		appropriate density in order to reduce the need			
contamination	Mixed Use	0	-	-	Medium	Local	Long term		to release additional greenfield land.			
	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	Housing	0	0	0	Medium	N/A	N/A					
water quality	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					
									ediation of a site included in the NLUD sites to have a significant impact on water quality.			
E9 Droto at and improve air			Containin	Ialeu Lan	-							
E8. Protect and improve air	Housing Employment	0	-	-	Low Low	Local Local	Long term Long term	Secondary impacts on health, particularly among those who	Secure improvements to the public transport network and ensure that the development is			
quality	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory	accessible by a choice of means of transport.			
	Hotel	0	-	-	Low	Local	Long term	illnesses.				
	TIOLEI	U		-	LOW	LUCAI	Long term		Application of maximum car parking standards			
									to encourage sustainable transport choices.			
	It is therefore	considere	d that the	proposed	use of the site h	has the pote	ential to have a nega	ative impact on the objective. Nev	hotel would inevitably generate additional traffic. ertheless, as the significance of any impact on air nty in relation to the impact on this objective.			
E9. Protect and enhance	Housing	Ó	0	0	Medium	N/A	N/A					
the diversity and	Employment	0	0	0	Medium	N/A	N/A					
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A					
landscape and townscape	Hotel	0	0	0	Medium	N/A	N/A					
character and cultural facilities	therefore unlik								ent, mixed use development or a hotel is site is unlikely to have a significant impact on this			
Economic	objective.											
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary				
high performance and	Employment	0	++	++	Medium	Local	Long term	economic impacts through the				

Trafford Centre Recta	angle Hotel	Site											
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
sustainable economy to	Mixed Use	0	+ +	+ +	Medium	Local	Long term	creation of jobs in the					
provide a powerful	Hotel	0	+ +	+ +	Medium	Local	Long term	construction process.					
contribution to regional growth	employment la development	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	Housing	0	0	0	Medium	N/A	N/A						
by releasing the potential	Employment	0	+	+	Medium	Local	Long term	Increased opportunities and					
of all residents particularly	Mixed Use	0	+	+	Medium	Local	Long term	quality of life.					
in areas of disadvantage	Hotel												
EC3. Enhance Trafford's							ation that is within 3 on the objective.	3km of a Regeneration Area and v	which is linked to this area by a public transport				
image as a tourism	Employment	0	+	+	Medium	Local	Long term	increased employment					
destination	Mixed Use	0	+	+	Medium	Local	Long term	opportunities.					
	Hotel	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	Housing	0	0	0	Medium	N/A	N/A						
term sustainability of	Employment	0	0	0	Medium	N/A	N/A						
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A						
	Hotel	0	0	0	Medium	N/A	N/A						

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	residential eler town centre us (2009) and the office develop employment o	ment is ur se (i.e. off e Trafford ment. Cor r mixed us	nlikely to h ices) in an Other Tov nsequently se develop	ave a sigr out of cer vn Centre v, and takin oment is a	nificant effect on ntre location. Ne Uses Study (20 ng into account Iso unlikely to h	the objective evertheless, 10) establis the size of t ave a signif	ve. The use of the si a need for office de shed that there are li the site and the scal icant impact on the	ite for employment or mixed use of evelopment in the Borough was ide ikely to be insufficient suitable and le of development that is likely to of objective. The use of the site for a	e use of the site for housing incorporating a development could result in the provision of a entified by the Trafford Employment Land Study d available sites in Trafford's town centres for come forward on it, the use of the site for a hotel would result in the provision of a town
		policy SL	4 identifie	s the Traff					d the need for an upper mid-market hotel and e site as a hotel is also unlikely to have a
EC5. Improve the social	Core Strategy	policy SL	4 identifie	s the Traff					
and environmental	Core Strategy significant imp	policy SL	4 identifie	s the Traff	ord Centre Rec	tangle as a	suitable location for		
and environmental performance of the	Core Strategy significant imp Housing	policy SL act on the 0	4 identifie	s the Traff 0	ord Centre Rec Medium	tangle as a N/A	suitable location for N/A		
ind environmental	Core Strategy significant imp Housing Employment	policy SL act on the 0 0	4 identifie	s the Traff 0 0	ford Centre Rec Medium Medium	tangle as a N/A N/A	suitable location for N/A N/A		

Trafford Centre Rectangle Hotel Site											
		T	imesca	le							
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

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.

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 consumption and production.

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.

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.

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

TCR2 - Trafford Quay	S										
		imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		-					•				
S1. Achieve a better balance and mix in the	+ +	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.				
housing market between availability and demand	The policy the	nerefore has the Greater	the potenti	al to make a sig	nificant contri	bution to the balance	e and mix in the housing market and, ir	nirds of these units will be suitable for families. In particular, the need for family housing, as policy would therefore have a major positive			
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.				
	major bus st it is recognis	tation and, a sed that pub gh degree o	is a result, tl lic transport	ne policy would services can cl	direct housing nange over tin	g to a location that is ne, the site is within	s served by local facilities and which is a Strategic Location that is a focus for	Quays. The site is located in close proximity to a served by a choice of modes of transport. Whilst significant levels of development. Consequently, Id 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 in the TCR Strategic Location on the maintenance and improvement of public transport services.				
	facility (reference boulevard a boulevard a of local facility	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 Quay	S										
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	potential to	have a majo	r positive in		ective. There	is however only a lo		e Strategy. As such, the policy would have the ie to it being uncertain whether any housing			
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	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life				
community identity and		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									
welfare and value	impact on co	mpact on community welfare and the sense of community.									
diversity, improve equity											
and equality of opportunity S7. Improve gualifications	+	+		Medium	Local	Long torm					
and skills of the resident	-	-	+ in the provis			Long term	l ressible location. The policy has the p	otential to generate apprenticeships and training			
population							within the catchment of Kingsway Prim				
population								Policy SL4, development in this location would be			
								n. The proposed use of the site could therefore			
							existing school or by supporting the del				
S8. Improve the health	+	+	+	Low	Local	Long term	Secondary impacts on quality of life				
and, inequalities in health								he policy could therefore support participation in			
of the population								over this impact as the provision of open space			
						pate in sport and rec	creation.				
S9. Protect and improve	0	0	0	Medium	N/A	N/A					
local neighbourhood quality	The policy is	s unlikely to	have a sign	ificant impact up	pon local neigi	hbourhood quality.	As such, it is unlikely to have a signification	ant impact on the objective.			
Environment											
E1. Reduce the effect of	-	-	-	Medium	Local	Long term	Secondary impacts on air quality	Secure enhancements to public transport			
traffic on the environment				Weatan	Local	Long torn	and greenhouse gas emissions.	services.			
	1	1	1	1	1	1					

TCR2 - Trafford Quay	'S									
	Т	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	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 1,09 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 show 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 import expective.									
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.		
morphological features	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 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 element 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		
	efficiency m incorporate	easures. Th these meas	ere is howe ures. In add	ver only a low le lition, although t	evel of certain he policy wou	ty over this impact o Id result in developr	due to it being uncertain whether or not	and/or other low carbon, renewable and energy any development delivered on the site would in close proximity to a major bus station, it also ain 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.		
							, although sections of the site are in Flo minimising the risk of flooding.	od Zone 3. Consequently, the policy would have		
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 Quay	S									
	T	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
production	The develop developmer			oolicy is likely to	result in was	te being managed o	ff site. However, at present there is insi	ufficient information to determine the impacts of		
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.		
								e loss of a significant area of greenfield land and opment that is built on previously developed land.		
E7. Protect and improve	0	0	0	Medium	N/A	N/A				
water quality	The site ide site included water qualit	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		
	particularly have a nega	the proposed ative impact	d 1,050 resi on the objec	dential units, wo	ould inevitably ess, as the sig	generate additiona	traffic. It is therefore considered that the tat the transferred that the tat the transferred that the transferred that the transferred that the transferred term is the transferred term of t	A and the development proposed by the policy, ne proposed use of the site has the potential to ntified by undertaking a formal Air Quality Impact		
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural	?	?	?	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.		

TCR2 - Trafford Quay	S								
	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	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 Sai 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. A policy would have an uncertain impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and	++	++	++	Medium	More than local	Long term			
sustainable economy to provide a powerful contribution to regional growth	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, includin 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 capat 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	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life.		
of all residents particularly in areas of disadvantage								e result in the creation of a significant number of I thereby have a major positive impact on the	
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A			
image as a tourism destination								ation. However, given that the policy promotes t on the image of Trafford as a tourism	
EC4. Encourage the long	0	0	0	Medium	N/A	N/A			
term sustainability of Trafford's Town Centres	an out of ce Borough wa insufficient s demonstrate residual nee	ntre location s identified l suitable and ed that there ed for betwee	and policy by the Traffc available sit is capacity en 30,000 a	promotes the promotes the promotes the prodect Employment tes in Trafford's for approximate nd 69,000sqm c	rovision of a si t Land Study (town centres bly 26,000sqm of office floors	ignificant amount of 2009) and the Traffo for office developme of office floorspace bace in out-of-centre	office floorspace in this location. Never ord Other Town Centre Uses Study (20 ent. In addition, the PPS4 Assessment on sites within or on the edge of existin e locations elsewhere in Trafford. Furth	afford's town centres. The Strategic Location is in rtheless, a need for office development in the 10) established that there are likely to be for B1 Office Floorspace in Trafford (2010) ng town centres in the Borough which results in a ermore, the Core Strategy has already identified twe a significant impact on the objective.	
EC5. Improve the social	0	0	0	Medium	N/A	N/A	· · · · · · · · · · · · · · · · · · ·		

	T	imescale				Nature of Ef	iect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
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	-+								
some positive effect on the o The policy would result in de proposed residential comm	objectives relatin evelopment takin unity at Trafforo	g to poverty ng place in a l Quays. Th jectives that	and social e location the e policy the the policy w	exclusion and ec at is located in c erefore has the ould have a pos	conomic disp close proximi potential to itive impact o	arities. ty to a major bus sta have a positive imp on include those that	ion and would result in the provision act on the objectives relating to imp relate to crime; education and skills; h	of a range of services and facilities to supp roving accessibility to services and facilities to faciliti nealth; and community identity and welfare.	
addition, notwithstanding the	e fact that the si a negative imp	te is served	by a choice	of modes of tra	ansport, the c	quantum of developm	ent proposed would inevitably generation	bjective relating to conserving land resour ate some additional vehicular movements a an uncertain impact on the objective of re	

TCR3 – Trafford Quay	/s Leisure	Village									
	Т	imescale				Nature of Et	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social								•			
S1. Achieve a better	0	0	0	Medium	N/A	N/A					
balance and mix in the housing market between availability and demand	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 objective.										
S2. Improve accessibility for all to essential services	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life				
and facilities		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	+	+	+	Medium	More than local	Long term	Secondary impacts on quality of life				
choice of travel mode and quality of life to all communities.				ion of a range o ositive impact or			ose proximity to a major bus station an	d proposed residential communities. As such, the			
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			
	accordance	with policy I	.7.4 of the 0	Core Strategy. A	s such, the po	olicy would have the	vacant land and any new development potential to have a major positive impa ered on the site would be in accordanc	t would have the potential to be built in act on the objective. There is however only a low			
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 Quay	vs Leisure	Village								
	Т	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
community identity and welfare and value diversity, improve equity and equality of opportunity						unity and commercia dential community a		se facilities could have a major positive impact on		
S7. Improve qualifications	0	0	0	Medium	N/A	N/A				
and skills of the resident population	The policy is	he 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	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life			
of the population				provision of a ra nave a major po			al leisure facilities. The provision of the	se facilities could encourage participation in sport		
S9. Protect and improve	0	0	0	Medium	N/A	N/A				
local neighbourhood quality	The policy is	s unlikely to	have a sign	ificant impact up	on local neigl	bourhood quality.	As such, it is unlikely to have a signification	int 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.		
	that would b travel and th	e within cor ne facilities p	ivenient wal proposed co	king distance of uld generate so	the proposed me additional	residential commun traffic. The site is al	nity at Trafford Quays. Nevertheless, lei			
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.		
morphological features	proposed by	the policy l of appropri	has the pote ate ecologic	ntial to have an	adverse impa	ct on this designate	ed natural asset and could therefore have	nity of the site to this feature, the development /e a negative effect on the objective. However, in ce biodiversity, there is only a low level of		

TCR3 – Trafford Quay	/s Leisure	Village							
	Т	imescale				Nature of E	ffect		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
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 ener 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.	
				nt to a location the objective of min			Zone 2. Consequently, the policy would	d have the potential to have some negative	
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.	
production	The develop developmer			policy is likely to	result in was	te being managed o	ff site. However, at present there is insu	ufficient information to determine the impacts of	
E6. Conserve land	+	+	+	Medium	Local	Long term			
resources and reduce land contamination								Prioritisation Mapping as potentially being medium ould therefore have a positive impact on the	
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 Quay	/s Leisure	Village								
	Т	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	developmer negative im	nt proposed l pact on the c	by the policy	y would inevitab evertheless, as	ly generate so the significano	ome additional traffic	c. It is therefore considered that the pro air quality can only be truly quantified b	thin the buffer zone for an AQMA and the posed use of the site has the potential to have a y undertaking a formal Air Quality Impact		
E9. Protect and enhance	0	0	0	Medium	N/A	N/A				
the diversity and distinctiveness of landscape and townscape character and cultural facilities							gnated assets and the proposed develo have any significant impact on the obje	pment promoted by the policy is unlikely to have ctive.		
Economic										
EC1. Enhance Trafford's high performance and	+	+	+	Medium	More than local	Long term				
sustainable economy to provide a powerful contribution to regional growth		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	+	+	+	Medium	Local	Long term	Increased opportunities and quality of life.			
of all residents particularly in areas of disadvantage	the policy de	oes not seek	to direct sig	gnificant amoun	ts of employm	ent development to		tion and an identified Regeneration Area. Whilst ditional leisure facilities and ancillary retail and sitive impact on the objective.		
EC3. Enhance Trafford's image as a tourism	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity			
destination				ion of a range o positive impact				isting major tourism destination in Trafford. The		
EC4. Encourage the long	0	0	0	Medium	N/A	N/A				
term sustainability of Trafford's Town Centres	an out of ce	ntre location	and the po	licy does promo	te the provision	on of a number of m		afford's town centres. The Strategic Location is in he policy does however specify that any retail bjective.		

TCR3 – Trafford Quays Leisure Village											
	Т	imescale				Nature of Et	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC5. Improve the social	0	0	0	Medium	N/A	N/A					
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	-										
generate some employment inequalities. In addition, as the	opportunities se facilities wo	and could to buld be loca to services	herefore ha	ave a positive of vely close proxir	effect on the nity to a majo	objectives that rela r bus station and to	te to poverty and social exclusion; T proposed residential communities, the	nation. The provision of these facilities could als rafford's economic performance; and economic policy could also have some positive effect on th a positive impact on include those that relate t			
								tional vehicular movements and the policy coul the objective of reducing contributions to climat			
								ne negative impact on the objectives that relate t I impacts of consumption and production.			

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

Appendix E

Carrington Strategic Location

CAR1 – Carrington St	trategic L	ocation I	Boundar	·у							
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social				-	-	-	-				
S1. Achieve a better balance and mix in the	++	++	++	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.				
housing market between availability and demand	and tenure of and L2 will a housing, as that is class	of housing the apply in relation identified in ified by the (nat would be tion to affore the Greater Core Strates	e delivered, Cor dable housing. r Manchester Si gy as being a 'c	e Strategy po The proposed trategic Housi cold' market ar	licy SL5 states that boundary therefore ng Market Assessm ea, its ability to con	the units should comprise of predomina has the potential to make a long term ent (SHMA) (2008) and update report	there is presently limited information on the type antly accommodation suitable for families (80%) contribution to the need for family and affordable (2010). However, due to the site being in an area d may be diminished by viability. The site is in an mined 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.				
	and facilities which is well services and	to the local I served by d facilities fo	l communitie all modes o r both Carri	es and the polic f transport, inclu	cy stipulates th uding walking ngton. As a re	at it will be sited in and cycling. The p	a location that is well connected to both blicy promotes the delivery of 1,560 res	od Hub will provide a range of essential services in the residential and employment areas and sidential units, which will help sustain vital an accessible location within the urban area and			
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all	++	++	++	Medium	More than local	Long term	Cumulative impact with other development on the maintenance and improvement of public transport services.				
communities.	active travel traffic. The p development	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 S	trategic L	ocation	Bounda	ry						
	T	imescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	policy would	d have the p	otential to h	ave a major po	sitive impact o	n the objective. Th		licy L7.4 of the Core Strategy. As such, the certainty over this impact due to it being		
S5. Reduce poverty and social exclusion	++	++	++	Medium	More than local	Long term	Secondary impacts on quality of life.			
	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 a 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. The policy identifies this area as being a focus for 75ha of employment land and development within the proposed Carrington boundary could therefore generate sign employment and training opportunities that help reduce poverty and social exclusion. Problems with transport provision and the location of services can reinforce so 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 per 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. 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									
	the policy co	ould have a	major positi	ive impact on th	e objective.					
S6. Encourage a sense of	+	+	+	Medium	Local	Long term				
community identity and welfare and value diversity, improve equity and equality of opportunity				port the delivery munity identity a		community facilitie	s to serve the proposed community at C	Carrington and therefore has the potential to		
S7. Improve qualifications	+	+	+	Low	Local	Long term				
and skills of the resident population							te towards the provision of a primary sc al to have a positive impact on the obje	hool to serve the new residential community. As ctive.		
	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 th 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 de would offer apprenticeships.									
S8. Improve the health	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life			

CAR1 – Carrington S	trategic L	ocation	Boundar	·у						
	Т	ïmescale				Nature of E	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
and, inequalities in health of the population	support for p	participation	in recreatio		cycling. Howe	ver, there is not a h		r positive impact on the objective by providing as the provision of these facilities does not		
S9. Protect and improve	+	+	+	Medium	Local	Long term				
local neighbourhood quality	have some	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 S	trategic L	ocation	Bounda	ry							
	T	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
morphological features	location whi have a nega particular ai process. Co importance. Through pro ensuring res positive effe	ecting development to the area defined by the proposed Carrington Strategic Location boundary would lead to a significant amount of development taking place in a ation which also contains Carrington Rides, Broakoak Wood and Brookheys Covert and the Carrington Mossland SBIs. The proposed development of the site could we 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 tricular aim of ensuring that appropriate mitigation plans, policies and strategies are adopted and implemented appropriately through the development management becas. Core Strategy policy SL5.2 also requires new development to provide for the protection and enhancement of these sites of nature conservation and biological bortance. The policy is therefore unlikely to have any significant impact on these designated natural assets.									
E3. Reduce contributions to climate change	?	nave a posi	?	Low	Local	Long term		Application of maximum parking standards to encourage sustainable modes of travel.			
	renewable a delivered or The provisio on greenhou performance	and energy e the site wo on of on-site use gas emi e of new bui	open space ssions. In a ldings. How	easures. There rate these meas e could reduce t iddition, the poli- vever, although	is however or sures. he likelihood cy encourage the policy wou	nly a low level of cent of the proposed cor s the provision of gr Ild result in develop ociated emissions.	tainty over this impact due to it being u nmunity having to travel if they want to een roofs which could have a positive i	ration technologies and/or other low carbon, ncertain whether or not any development access open space, which could have an effect mpact on the objective by improving the thermal <i>v</i> ill be well-served by public transport, it also has ertain 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 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. 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.										

CAR1 – Carrington St	trategic L	ocation	Boundai	ry								
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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.				
production		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 nsufficient information to determine the impacts of development on the objective.										
E6. Conserve land resources and reduce land	++	++	++	Medium	More than local	Long term	Secondary impacts on perceptions of the area					
contamination	former indus medium and	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.					
	Contaminate proposed bo	ed Land Pricoundary has	oritisation M the potenti	apping as being al to have a pos	potentially co itive impact of	ontaminated and wh	nich are a potential source of pollutants re is however only a low level of certain	ediation of sites that are identified in the Trafford to the adjacent watercourses. Consequently, the nty over this impact as it is not certain whether				
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 St	trategic L	ocation I	Boundar	.y							
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
distinctiveness of landscape and townscape character and cultural facilities	could theref The policy s hub and alo to the devel which limits	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. 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 extractive, high quality living environment and would limit the impact on surrounding londscapes. As such the policy also states the policy also states the policy also states the policy also states the policy also have the policy has the opportunity to provide an entractive.									
		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 and and scape character.									
Economic											
EC1. Enhance Trafford's high performance and	++	++	++	Medium	Borough wide	Long term	Secondary impacts on job creation and prosperity.				
sustainable economy to provide a powerful contribution to regional growth	W1.3. The p	olicy therefor	ore has the		e a significan	t contribution to Tra		evelopment identified by Core Strategy policy sub-objective of ensuring the supply of			
EC2. Reducing disparities by releasing the potential	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.				
of all residents particularly in areas of disadvantage	generate sig as a Priority	nificant em	ployment ar on Area. Th	id training oppo e level of certai	rtunities that p nty of this imp	orovide opportunitie act is not however	s for those living in areas of deprivation	roposed Carrington boundary could therefore , including nearby Partington which is identified on of employment development in close proximity disadvantage.			
EC3. Enhance Trafford's image as a tourism destination	0 Unlikely to h	0 nave any sig	0 nificant effe	Medium cts.	N/A	N/A					
EC4. Encourage the long term sustainability of Trafford's Town Centres	including ret	tail. The poli	cy however		nis provision s			ge of uses that would be provided in this area, by retail provision would be ancillary and the			
EC5. Improve the social	+	+	+	Low	Local	Long term					

	Т	imescale				Nature of Ef	ffect			
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
and environmental performance of the economy							on that is accessible by a choice of moo pact on the social and environmental p	les of transport and which is well-related to erformance of the economy.		
Sustainability Summary										
neighbourhood quality and wa The inclusion of a substantial	ter quality. residential ele	ement within	the propos	als and the spe	cification that		mpact on the objective of conserving la	and resources and some positive impact on loc		
have some positive impact or	the objective	s of improvi	ng accessil	pility for all to se	ervices and fa	acilities; improving q	quirement for the development to be a ualifications and skills and improving	ccompanied by ancillary community facilities m the health. Other objectives that the policy cou f the economy; and community welfare.		
have some positive impact or have a positive impact on incl Carrington is presently poorly delivery of significant enhance	the objective ude those that served by put ements to put t on the M60,	s of improvi relate to cri olic transport blic transpo	ng accessil me; biodive and develo rt and also	bility for all to se rsity; townscape opment in this ar new road infra	ervices and fa e and landsca rea has the po istructure to s	acilities; improving q pe character; the so otential to result in u serve the developm	quirement for the development to be a qualifications and skills and improving icial and environmental performance of insustainable patterns of transport. Con- tent area, including a contribution tow	ccompanied by ancillary community facilities m the health. Other objectives that the policy co		

		Key fo	r 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, Carring	ton								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	•						•	•	
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Carrington Str need for famil due to the site contribution to	ategic Loo y and affo being in a wards affo would lead	ation to c rdable hou an area th ordable ho	omprise p using, as i at is class ousing nee	redominantly of dentified in the ified by the Cor eds. The site has	accommod Greater Mar e Strategy a s previously	ation suitable for fai nchester Strategic H is being a 'cold' mai been identified for	milies. The site therefore has the lousing Market Assessment (SHM rket area, there is only a low level residential development by the SI	requires the residential units provided in the potential to make a long term contribution to the <i>I</i> (A) (2008) and update report (2010). However, of certainty that the site would make a significant HLAA and, as such, its use for employment nt could therefore have a major negative impact
S2. Improve accessibility	Housing	0	0	+	High	Local	Long term	Cumulative impact with other	
for all to essential services	Employment	0	0	+	High	Local	Long term	developments in Carrington	
and facilities	Mixed Use	0	0	+	High	Local	Long term	on the maintenance and enhancement of public transport services	
	mixed use dev Location whic	velopment h will be a	could hav focus for	ve a positi significant	ve impact on the levels of devel	e objective. opment. Co	Whilst it is recognis nsequently, there is	ed that public transport services of	ch, the use of the site for housing, employment or can change over time, the site is a Strategic these public transport services will be maintained

Ackers Lane, Carring	ton											
		Т	imescal	е			Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S3. Enhance transport	Housing	0	0	?	Low	Local	Long term		Secure contributions towards enhancing public			
infrastructure, improve	Employment	0	0	?	Low	Local	Long term		transport services			
choice of travel mode and	Mixed Use	0	0	?	Low	Local	Long term					
quality of life to all communities.	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 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 proposed use of the site on this objective is uncertain.											
S4. Reduce crime, disorder	Housing	0	0	+	Low	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the fear of crime	Employment	0	0	+	Low	Local	Long term	of life	to ensure development complies with Core			
	Mixed Use	0	0	+	Low	Local	Long term		Strategy policy L7.4			
	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 mix 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 wheth delivered on the site would be in accordance with Core Strategy policy L7.4.											
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A					
social exclusion	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	Housing	0	0	0	Medium	N/A	N/A					
community identity and	Employment	0	0	0	Medium	N/A	N/A					
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A					
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	Housing	0	0	+ +	Medium	Local	Long term					
and skills of the resident	Employment	0	0	+	Low	Local	Long term					
population	Mixed Use	0	0	++	Medium	Local	Long term					

Ackers Lane, Carring	ton											
		Т	imesca	le			Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	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 an 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	Housing	0	0	+	Medium	Local	Long term	Secondary impacts on quality				
and, inequalities in health	Employment	0	0	0	Medium	N/A	N/A	of life				
of the population	Mixed Use	0	0	+	Medium	Local	Long term		brts 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	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A					
quality	Mixed Use	0	0	0	Medium	N/A	N/A					
							evelopment would n ficant effects on the		y neglected land/sites identified on the Trafford			
Environment												
E1. Reduce the effect of	Housing	0	0	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport			
traffic on the environment	Employment	0	0	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in			
	Mixed Use	0	0	-	Medium	Local	Long term	on congestion.	the Carrington area.			
								Secondary impacts on air quality and contributions to climate change.				
	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 Transpo 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											
		Т	imesca	e			Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E2. Protect, enhance and	Housing	0	0	+	Low	Local	Long term	Improved image of the local	Use of the development management process		
restore open space,	Employment	0	0	+	Low	Local	Long term	area	to secure contributions towards		
biodiversity, flora and	Mixed Use	0	0	+	Low	Local	Long term		biodiversity/greenspace.		
fauna, geological and geo-									rom both of these features by existing built		
morphological features	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 n 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 lo 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	Housing	0	0	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	0	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
Ū	Mixed Use	0	0	+	Low	Local	Long term	change	Strategy policy L5		
	measures. As	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	Housing	0	0	++	Medium	Local	Long term				
climate change	Employment	0	0	++	Medium	Local	Long term				
	Mixed Use	0	0	++	Medium	Local	Long term				
									g. The site is however adjacent to areas that are		
									flood risk in other locations, through, for example,		
		DS. As su	ch, each c	of the prop	osed uses has t	the potentia	to have a positive i	impact on the objective.			
E5. Reduce the	Housing	0	0	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
environmental impacts of	Employment	0	0	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core		
consumption and	Mixed Use	0	0	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.		
production									nagement 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	0	-	Medium	Local	Long term		Ensure any development is built to an		
resources and reduce land	Employment	0	0	-	Medium	Local	Long term		appropriate density in order to reduce the need		
contamination	Mixed Use	0	0	-	Medium	Local	Long term		to release additional greenfield land.		

	ton													
		Т	imescal	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	The site comp negative impa	•		rea of gre	enfield land. As	such, each	of the proposed us	es of the site would result in the l	oss of some greenfield land and would have a					
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A							
water quality	Employment	0	0	0	Medium	N/A	N/A	1						
	Mixed Use	0	0	0	Medium	N/A	N/A	1						
		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												
		ncluded 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 wate													
E8. Protect and improve air	Housing	0	0	?	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport					
quality	Employment	0	0	?	Low	Local	Long term	-	provision as part of the wider developments in					
	Mixed Use	0	0	?	Low	Local	Long term	l <u> </u>	the Carrington area.					
									vitably 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													
	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				0		N/A	N/A							
FA Protect and enhance				()	Medium	NI/Δ								
	Housing	0	-	-		-			-					
the diversity and	Employment	0	0	0	Medium	N/A	N/A		-					
the diversity and distinctiveness of	Employment Mixed Use	0	0	0	Medium Medium	N/A N/A	N/A N/A							
the diversity and distinctiveness of landscape and townscape	Employment Mixed Use There are no (0 0 Conservat	0 0 ion Areas	0 0 or listed b	Medium Medium puildings within 3	N/A N/A 300m of the	N/A N/A site. The proposed		byment or mixed use development is therefore					
the diversity and distinctiveness of landscape and townscape character and cultural	Employment Mixed Use There are no (0 0 Conservat	0 0 ion Areas	0 0 or listed b	Medium Medium puildings within 3	N/A N/A 300m of the	N/A N/A site. The proposed		byment or mixed use development is therefore to have a significant impact on this objective.					
the diversity and distinctiveness of landscape and townscape character and cultural facilities	Employment Mixed Use There are no (0 0 Conservat	0 0 ion Areas	0 0 or listed b	Medium Medium puildings within 3	N/A N/A 300m of the	N/A N/A site. The proposed							
the diversity and distinctiveness of andscape and townscape character and cultural facilities Economic	Employment Mixed Use There are no (unlikely to hav	0 0 Conservat re a signifi	0 0 ion Areas cant impa	0 0 or listed t ct on the	Medium Medium puildings within s setting of any de	N/A N/A 300m of the esignated he	N/A N/A site. The proposed eritage assets. As si	uch, the use of the site is unlikely						
the diversity and distinctiveness of andscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's	Employment Mixed Use There are no (unlikely to hav Housing	0 0 Conservat re a signifi 0	0 0 ion Areas cant impa 0	0 0 or listed b ct on the s	Medium Medium puildings within S setting of any de Medium	N/A N/A 300m of the esignated he N/A	N/A N/A site. The proposed eritage assets. As si N/A	uch, the use of the site is unlikely Potential positive secondary						
the diversity and distinctiveness of landscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's high performance and	Employment Mixed Use There are no (unlikely to hav Housing Employment	0 OConservat re a signifi 0 0	0 0 ion Areas cant impa 0 0	0 or listed b ct on the s 0 ++	Medium Medium puildings within S setting of any de Medium Low	N/A N/A 300m of the esignated he N/A Local	N/A N/A site. The proposed eritage assets. As sin N/A Long term	uch, the use of the site is unlikely						
the diversity and distinctiveness of andscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's high performance and sustainable economy to	Employment Mixed Use There are no (unlikely to hav Housing	0 0 Conservat re a signifi 0	0 0 ion Areas cant impa 0	0 0 or listed b ct on the s	Medium Medium puildings within S setting of any de Medium	N/A N/A 300m of the esignated he N/A	N/A N/A site. The proposed eritage assets. As si N/A	Potential positive secondary economic impacts through the						
the diversity and distinctiveness of landscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	Employment Mixed Use There are no (unlikely to hav Housing Employment Mixed Use	0 OConservat re a signifi 0 0	0 0 ion Areas cant impa 0 0	0 or listed t ct on the s 0 ++ ++	Medium Medium puildings within S setting of any de Medium Low Low	N/A N/A 300m of the esignated he N/A Local Local	N/A N/A site. The proposed eritage assets. As su N/A Long term Long term	Potential positive secondary economic impacts through the creation of jobs in the construction process.	to have a significant impact on this objective.					
the diversity and distinctiveness of landscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional	Employment Mixed Use There are no (unlikely to hav Housing Employment Mixed Use The proposed	0 OConservat re a signifi 0 0 0 use of the	0 0 ion Areas cant impa 0 0 0 0 0	0 or listed b ct on the s 0 ++ ++ ousing is	Medium Medium puildings within s setting of any de Medium Low Low a non-commerce	N/A N/A 300m of the esignated he N/A Local Local	N/A N/A site. The proposed eritage assets. As sin N/A Long term Long term would not result in t	Potential positive secondary economic impacts through the creation of jobs in the construction process.	to have a significant impact on this objective.					
the diversity and distinctiveness of landscape and townscape character and cultural facilities Economic EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Employment Mixed Use There are no (unlikely to hav Housing Employment Mixed Use The proposed it is unlikely to	0 OConservat re a signifi 0 0 0 use of the have any	0 0 ion Areas cant impa 0 0 0 0 site for h significan	0 or listed b ct on the s 0 ++ ++ ousing is t effects c	Medium Medium puildings within a setting of any de Medium Low Low a non-commercon the objective.	N/A N/A 300m of the esignated he N/A Local Local tial use and The propos	N/A N/A site. The proposed eritage assets. As su N/A Long term Long term would not result in t sed use of the site for	Potential positive secondary economic impacts through the creation of jobs in the construction process.	to have a significant impact on this objective.					

Ackers Lane, Carring	ton										
		Т	imescal	le			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
by releasing the potential	Employment	0	0	++	Medium	Local	Long term	Increased opportunities and			
of all residents particularly	Mixed Use	0	0	++	Medium	Local	Long term	quality of life.			
in areas of disadvantage									oyment would result in the provision of erefore have a major positive impact on the		
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A				
image as a tourism	Employment	0	0	0	Medium	N/A	N/A				
destination	Mixed Use	0	0	0	Medium	N/A	N/A				
	supported. Th development i	e site is ho s unlikely	owever no to have a	ot in particu significan	ularly close prox t effect on the o	kimity to any bjective.	of Trafford's cultur		I to support the culture and tourism offer will be or housing, employment or mixed use		
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A				
term sustainability of	Employment	0	0	0	Medium	N/A	N/A	4			
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A				
	development i to have a sign location. Neve Uses Study (2 Assessment for of existing tow Trafford. Cons purposes is al	t would be ificant effe ertheless, a 010) estal or B1 Offic vn centres sequently,	e likely to a ect on the a need for olished that e Floorsp in the Bor and takin	accommod objective. office dev at there ar ace in Tra rough whic g into acco	date, it is consid The use of the velopment in the e likely to be ins fford (2010) der ch results in a re point the size of nt impact on the	ered that th site for emp Borough w sufficient su monstrated esidual need the site and objective.	e use of the site for loyment developme vas identified by the itable and available that there is capacit d for between 30,00 I the scale of develo	housing or mixed use development ent could result in the provision of Trafford Employment Land Study sites in Trafford's town centres for ty for approximately 26,000sqm of 0 and 69,000sqm of office floorsp	t the size of the site and the scale of ent incorporating a residential element is unlikely a town centre use (i.e. offices) in an out of centre (2009) and the Trafford Other Town Centre or office development. In addition, the PPS4 office floorspace on sites within or on the edge ace in out-of-centre locations elsewhere in ard on it, the use of the site for employment		
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A				
and environmental	Employment	0	0	0	Medium	N/A	N/A				
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy	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													
		Т	imescal	е			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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.

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.

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 reducing disparities.

		Key fo	r 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												
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social	-						•					
S1. Achieve a better balance and mix in the housing market between	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			
availability and demand	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 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.											
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact with other				
for all to essential services	Employment	0	+	+	High	Local	Long term	developments in Carrington				
and facilities	Mixed Use	0	+	+	High	Local	Long term	on the maintenance and enhancement of public transport services				
	employment o a Strategic Lo	or mixed us cation whi	se develor ch will be	pment cou a focus fo	ld have a positi or significant lev	ve impact or els of develo	n the objective. Wh opment. Consequer	ilst it is recognised that public tra	es. As such, the use of the site for housing, nsport services can change over time, the site is ity that that these public transport services will be			

Carrington Plains														
		Т	imesca	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
S3. Enhance transport	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public					
infrastructure, improve	Employment	0	?	+	Low	Local	Long term		transport services					
choice of travel mode and	Mixed Use	0	?	+	Low	Local	Long term							
quality of life to all communities.	facilities within proposed use towards new c	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 potent	ial to have	e a positiv	e effect on the c	bjective in t	he longer term.							
S4. Reduce crime, disorder	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core					
-	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4					
	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	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts						
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.						
	Mixed Use	0	+	+	Medium	Local	Long term							
	of the site cou level of certain	ld support ty over th	the reger is impact.	neration of The use of	f the Priority Reg of the site for en	generation A	Area and have a pos	sitive impact on reducing poverty pment would result in the creatior	n Priority Regeneration Area. As such, this use and social exclusion. There is however only a low of employment opportunities within close					
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term							
community identity and	Employment	0	0	0	Medium	N/A	N/A							
welfare and value	Mixed Use	0	0	+	Medium	Local	Long term							

Carrington Plains											
		Т	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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 howeve 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 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 ir on community facilities and is unlikely to have any significant effects on the objective.										
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term				
and skills of the resident	Employment	0	+	+	Low	Local	Long term				
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 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 stadition, 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 ne 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 pot 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 presen whether any occupier of the development would offer apprenticeships.										
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the		
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate		
of the population	Mixed Use	0	-	-	Medium	Local	Long term]	design solutions.		
	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 onl 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	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
				•			velopment would no ficant effects on the	•	y neglected land/sites identified on the Trafford		
Environment	I				I						
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport		
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in		

Carrington Plains									
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion.	the Carrington area.
								Secondary impacts on air quality and contributions to climate change.	
	Modelling Rep station. Conse significant imp	oort as ope equently, a provement	erating wit and notwith s to public	h a volum hstanding c transport	e over capacity the fact that Co , it is considered	ratio of 85% re Strategy d that each	6 or greater. The site policy SL5 requires of the proposed use	e is not within 400m of a Quality E development in this location to m	arby roads that were shown in the LDF Transport Bus Corridor or 800m of a train or Metrolink nake a contribution towards the delivery of negative impact on the objective, particularly
E2 Drotact anhance and	, , , , , , , , , , , , , , , , , , ,		and the s		· · ·		y to accommodate.	Cocondan, imposto en impos	Undertake entrepriete europe te establigh the
E2. Protect, enhance and	Housing Employment	0	-	-	Low Low	Local Local	Long term Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on
restore open space, biodiversity, flora and	Mixed Use	0	-	-	Low	Local	Long term		the ecological value of these features.
fauna, geological and geo- morphological features	eo- 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. Co								
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	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	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.
	Mixed Use	0	-	-	Medium	Local	Long term		
		/elopment	could the						d use of the site for housing, employment or ed uses of the site could therefore have a

Carrington Plains										
		Т	imesca	е			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E5. Reduce the	Housing	0	?	?	Low	Local	Long term			
environmental impacts of	Employment	0	+ +	+ +	Medium	Local	Long term			
consumption and	Mixed Use	0	?	?	Low	Local	Long term			
production	has the potent of certainty ov or mixed use of	tial to inco er this as developme	rporate or it is prese ent incorp	n-site wast ntly unkno orating a r	te management	facilities an employme ent would ha	d could, as a result, nt development wou ave an uncertain imp	have a major positive impact on uld incorporate on-site waste mar	es. The use of the site for employment therefore the objective. There is however only a low level hagement facilities. The use of the site for housing hese uses would result in the loss of a site that	
E6. Conserve land	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the		
resources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	area.		
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term			
	site. As such,	each of th	e propose	ed uses co		redevelopn			isk contaminated land. The site is also an NLUD c contaminated land. Accordingly, each of the	
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on		
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity		
	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	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport	
quality	Employment	0	-	-	Low	Local	Long term		provision as part of the wider developments in	
	Mixed Use	0	-	-	Low	Local	Long term	1	the Carrington area.	

Carrington Plains											
		Т	imesca	le			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	site is not with notwithstandin public transpo the scale of de formal Air Qua	in an AQN ng the fact rt, it is cor evelopmer	MA but it is that the C nsidered the nt it would	s also mor Core Strate nat each c be likely f	e than 400m fro egy policy SL5 r of the proposed to accommodate e is only a low le	om a Quality equires devi uses has the e. Neverthele evel of certai	Bus Corridor and ir elopment in this loca e potential to have s ess, as the significa inty in relation to the	n excess of 800m from a train or N ation to make a contribution towar some negative impact on the obje	traffic and associated vehicular emissions. The Metrolink station. Consequently, and detrolink station. Consequently, and detrolink station. Consequently, and detroling the size of the site and an only be truly quantified by undertaking a		
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A				
the diversity and	Employment	0	0	0	Medium	N/A	N/A				
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A				
landscape and townscape									yment or mixed use development is therefore		
character and cultural facilities	unlikely to hav	e a signifi	cant impa	ct on the	setting of any de	esignated he	eritage assets and is	s unlikely to have a significant imp	act on the objective.		
Economic											
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary			
high performance and	Employment	0	++	++	Low	Borough	Long term	economic impacts through the			
sustainable economy to						wide	-	creation of jobs in the			
provide a powerful	Mixed Use	0	++	++	Low	Borough	Long term	construction process.			
contribution to regional						wide					
growth	The site was a	allocated f	or employ	ment dev	elopment in the	UDP and, a	s such, its proposed	d use for housing would result in t	ne 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 th 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 h 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 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	Housing	0	0	0	Medium	N/A	N/A				
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and			
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.			
in areas of disadvantage	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.	-		-	Mart	N1/A	N1/A				
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on			

		Т	imescal	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment						
destination	Mixed Use 0 + + Low Local Long term opportunities.													
	supported. Th objective. The	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 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		-					
erm sustainability of rafford's Town Centres	Employment	0	?	?	Low	More	Long term	Secondary impacts on	Use of the development management process					
	Mixed Use	0	?	?	Low	than local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.					
	significant effe centre locatior insufficient sui have a signific the site would development of	ect on the n. Whilst th table and ant impac incorpora can be dire	objective. ne Trafford available at on the s te a B1 of ected with	The use of d Other To sites in Tr ustainabili fice eleme out having	of the site for en own Centre Use afford's town ce ty of Trafford's ent and it is also	nployment o s Study (20 entres for off town centres acknowled ole impact o	r mixed use develop 10) established that fice development, th s. Nevertheless, it is ged that the Core S n Trafford's town ce	oment could result in the provision there is a need for some out of c le scale of office development that recognised that it is presently un trategy identifies Carrington as ar	e use of the site for housing is unlikely to have a n of a town centre use (i.e. offices) in an out of entre office development due to there being t could come forward on a site of this size could known whether any employment development a out-of-centre location where some office b be uncertain whether the use of the site for					
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A							
and environmental	Employment	0	0	0	Medium	N/A	N/A							
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A							
		Mixed Use 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.												

		Т	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
rould have a positive impact roposed uses could also have hajor source of noise pollution ach of the proposed uses co	on the objectives ve a positive effe n, each use could puld result in the	relating to ect on the d have a n remediatio	o improvin objective legative in on of an N	ig accessi relating to ppact on the LUD site t	bility to essentia enhancing trar ne objective rela hat has been id	al services a asport infras ating to heal lentified by t	and facilities; reducir structure and choice th. the Council's Contai	ng poverty and social exclusion; a of travel mode in the longer term minated Land Prioritisation Mappi	nability objectives. In particular, each of the u nd improving qualifications and skills. Each of n. However, as the site is less than 200m from ng as potentially high risk contaminated land the objective relating to water quality. The use
e site for housing, employm ne proposed uses could how ave some negative impact o	ent or mixed use vever all have a r on the objective o	developm negative ir of reducing	nent could mpact on a g the impa	also have a number acts of clir	e a positive effect of environmenta nate change. T	et on the env al objectives he developr	vironmental objectiv s. Specifically, each ment of the site cou	es relating to reducing contributio use would result in development Id also have a negative impact o	
effects of traffic on the enviror							-		
By resulting in the provision of beliective relating to achieving could however have a major r addition, the use of the site for his site having been identifie	of housing in a S a better balance negative impact o or employment w d by the Greater	Strategic L in the ho on the obje ould have r Manches	using mar ective rela the poter ster Waste	ket. Both ting to cri tial to hav DPD as	of these uses co me whereas the /e a major posit having the pote	ould also ha use of the ive impact o ential to acc	ave some positive ef site for either emplo on the objective rela commodate waste r	fect on the objective relating to co syment or mixed use developmen uting to reducing the environment nanagement facilities. The use o	nent would have a major positive impact on ommunity welfare. The use of the site for hous t could have a positive effect on this objective al impacts of consumption and production due f the site for housing or mixed use developm s suitable for waste management facilities.

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 Sta	tion, Carrir	ngton								
		Т	imescal	e			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
Social	•				-					
S1. Achieve a better balance and mix in the housing market between	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	
availability and demand	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 would result in the provision of housing in the Carrington Strategic Location. Although there is presently limited information available on 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 need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). How 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 sign 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 unly have a significant impact on the objective.									
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact with other		
for all to essential services	Employment	0	+	+	High	Local	Long term	developments in Carrington		
and facilities	Mixed Use	0	+	+	High	Local	Long term	on the maintenance and enhancement of public transport services		
	employment o a Strategic Lo	r mixed us cation whi	se develoj ich will be	pment cou a focus fo	Id have a positi or significant lev	ve impact or els of develo	n the objective. Whopment. Consequer	ilst it is recognised that public tra	es. As such, the use of the site for housing, nsport services can change over time, the site is ty that that these public transport services will be	

Carrington Power Sta	tion, Carrir	ngton										
		Т	imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S3. Enhance transport	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public			
infrastructure, improve	Employment	0	?	+	Low	Local	Long term		transport services			
choice of travel mode and	Mixed Use	0	?	+	Low	Local	Long term					
quality of life to all	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											
communities.												
	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.											
C4 Deduce enime discustor		· ·				· · · ·	, , , , , , , , , , , , , , , , , , ,					
S4. Reduce crime, disorder and the fear of crime	Housing	0			Medium	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the rear of chime	Employment Mixed Use	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core Strategy policy L7.4			
		•	+	+	Low	Local	Long term	 ion that is isolated from other resi	dential areas and would therefore have a major			
	negative impa Strategy policy	ct on this y L7.4 and	objective. I it is recog	There is h gnised that	nowever only a l it over the longe	ow level of r term the s	certainty over this ir ite is unlikely to be	npact as any housing could poten isolated from other residential are	tially be designed in accordance with Core as as more residential development comes			
									f an economic use in a predominantly			
									use of the site for employment or mixed use			
							Core Strategy polic		ity over this impact due to it being uncertain			
SE Deduce neverty and												
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low Medium	Local Local	Long term	Positive secondary impacts on quality of life.				
Social exclusion	Employment Mixed Use	0	+ +	+ +	Medium	Local	Long term Long term					
		•	•	-				within close provimity to Partingto	n Priority Regeneration Area. As such, this use			
									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	Housing	0	0	+	Medium	Local	Long term	, 				
community identity and	Employment	0	0	0	Medium	N/A	N/A					
welfare and value	Mixed Use	0	0	+	Medium	Local	Long term					

Carrington Power Sta	ation, Carrir	ngton								
		Т	imesca	e			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
diversity, improve equity and equality of opportunity	require housin housing or mix	ng in this lo xed use do	ocation to	make a c nt could th	ontribution towa	rds the prov positive imp	ision of a new prima act on the objective	ary school by 2026 to serve the n	erm. Core Strategy Policy SL5 does however ew residential community. The use of the site for e site for employment is unlikely to have an impact	
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term			
and skills of the resident	Employment	0	+	+	Low	Local	Long term			
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 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	Housing	0	-	_	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the	
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate	
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.	
	noise pollution	n, the use ertainty tha	of the site	for housi	ng, employment for employmen	t or mixed us t developme	se development has ent would have a ne	the potential to have a negative	e to the proximity of the site to this source of impact on the objective. There is however only a ven that this is not normally considered to be a	
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A			
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A			
quality	Mixed Use	0	0	0	Medium	N/A	N/A			
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford	
Environment		1	1			1				
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport	
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in	

Carrington Power Sta	tion, Carrir	ngton									
		Т	imescal	е			Nature of Effe	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion.	the Carrington area.		
								Secondary impacts on air quality and contributions to climate change.			
	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 Tran 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										
	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	Housing	0			Medium	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the		
restore open space,	Employment	0			Medium	Local	Long term	of the local area	potential impact of development at this site on		
biodiversity, flora and	Mixed Use	0			Medium	Local	Long term		the ecological value of these features.		
fauna, geological and geo- morphological features									Exclude the part of the site that is a SBI, and a suitable buffer, from the developable area.		
	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 the 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 at 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 appropriet 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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5		
	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	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to		
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.		
	Mixed Use	0	-	-	Medium	Local	Long term				

Carrington Power Sta	tion, Carrir	ngton										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
		r mixed us	se develop	oment cou					The proposed use of the site for housing, ch of the proposed uses of the site could therefore			
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process			
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core			
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.			
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	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the				
resources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	area.				
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term					
								g as potentially high risk contamin najor positive impact on the objec	ated land. As such, each of the proposed uses tive.			
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on				
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity				
	Mixed Use	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	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport			
quality	Employment	0	-	-	Low	Local	Long term		provision as part of the wider developments in			
	Mixed Use	0	-	-	Low	Local	Long term		the Carrington area.			

SA Objective														
SA Objective		т	imescal	е			Nature of Effe	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	site is partly w Core Strategy that each of th be likely to acc	thin an A policy SL e propose commodat	QMA and 5 requires ed uses ha e. Nevertl	it is not w developn as the pote heless, as	ithin 400m of a c nent in this locat ential to have so	Quality Bus tion to make ome negative e of any imp	Corridor or 800m of a contribution towa impact on the obje act on air quality ca	a train or Metrolink station. Cons rds the delivery of significant imp ective, particularly given the size c	traffic and associated vehicular emissions. The equently, and notwithstanding the fact that the rovements to public transport, it is considered of the site and the scale of development it would rtaking a formal Air Quality Impact Assessment,					
E9. Protect and enhance	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on						
-	Employment	0	+	+	Medium	Local	Long term	perceptions of the area.						
distinctiveness of	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 city offer the opportunity to enhance the setting of this designated eacet and could therefore have a													
		ndustrial 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 ositive impact on this objective.												
	positive impac	t on this o	bjective.											
Economic		-				N1/A								
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary						
sustainable economy to	Employment	0	++	++	Low	Borough wide	Long term	economic impacts through the creation of jobs in the						
provide a powerful contribution to regional	Mixed Use	0	++	++	Low	Borough wide	Long term	construction process.						
	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	Housing	0	0	0	Medium	N/A	N/A							
• •	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and						
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.						
	The proposed						t effect on the object	tive. The use of the site for emplo	oyment would result in the provision of refore have a major positive impact on the					
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on						

		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment					
lestination	Mixed Use	Mixed Use 0 + + Low Local Long term opportunities.											
	The site is with	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											
	objective. The	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 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						
erm sustainability of	Employment	0	?	?	Low	More	Long term	Secondary impacts on	Use of the development management proces				
rafford's Town Centres	Mixed Use	0	?	?	Low	than local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.				
	significant effe centre locatior insufficient sui have a signific the site would development of	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	Housing	0	0	0	Medium	N/A	N/A						
ind environmental	Employment	0	0	0	Medium	N/A	N/A						
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A						
economy	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.												

Carrington Power Sta	tion, Carrir	ngton							
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
ises would have a positive im	pact on the obje to have a positiv	ectives relatives re	ating to im	proving a ctive relat	ccessibility to es ing to enhancing	sential serv transport i	vices and facilities; r	educing poverty and social exclu-	sustainability objectives. In particular, each of the sion; and improving qualifications and skills. Eacl term. However, as the site is less than 200m fror
herefore have a major positive	e impact on the	objective	relating to	and res	ources and cont	taminated la	and and could also		potentially high risk contaminated land and coul objective relating to water quality. The use of the o climate change
have some negative impact on that a significant proportion of	the objective of the site is a des	f reducing ignated na	the impac atural asse	cts of clim et. In addi	ate change. The tion, each of the	e developm proposed	ent of the site could uses could generate	also have a negative impact on t additional traffic and have a neg	taking place in Flood Zone 2 and could therefor he objective relating to biodiversity due to the fac ative impact on the objectives relating to reducin the environmental impacts of consumption an
objective relating to achieving	a better balance	e in the ho	using mar	ket. Both	of these uses c	ould also ha	ave some positive e	ffect on the objective relating to c	ment would have a major positive impact on th ommunity welfare. The use of the site for housin could have a positive effect on this objective.
the objective relating to enhane employment and mixed use de	cing Trafford's e evelopment coul n. However, the	economic ld also hav impact of	performan /e a majoi using the	ice due to r positive site for e	both of these u effect on the ob mployment or m	ises resultir jective relat nixed use d	ng in employment de ting to reducing eco evelopment on the o	evelopment taking place in a loca nomic disparities and some posit	evelopment could have a major positive impact of tion specified by Core Strategy policy W1.3. Both ive effect on the objective of enhancing Trafford' ility of Trafford's town centres is uncertain due to
						Kovf	or offooto		

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 I	Location											
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		•				•						
S1. Achieve a better balance and mix in the housing market between	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			
availability and demand	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			
	Carrington Str need for family due to the site contribution to	ategic Loc y and affor being in a wards affor would lead	cation to c rdable hou an area th ordable ho	omprise p using, as i at is class ousing nee	redominantly of dentified in the ified by the Cor eds. The site ha	[:] accommod Greater Mar e Strategy a s previously	ation suitable for fai ichester Strategic H s being a 'cold' mai been identified for	milies. The site therefore has the lousing Market Assessment (SHM rket area, there is only a low leve residential development by the S	requires the residential units provided in the potential to make a long term contribution to the <i>I</i> A) (2008) and update report (2010). However, of certainty that the site would make a significant HLAA and, as such, its use for employment nt could therefore have a major negative impact			
S2. Improve accessibility	Housing	+	+	+	High	Local	Long term	Cumulative impact with other				
for all to essential services	Employment	+	+	+	High	Local	Long term	developments in Carrington				
and facilities	Mixed Use	+	+	+	High	Local	Long term	on the maintenance and enhancement of public transport services				
	employment o a Strategic Lo	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.										

Carrington Strategic	Location									
		Т	imescal	е			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
S3. Enhance transport	Housing	?	+	+	Low	Local	Long term		Secure contributions towards enhancing public	
infrastructure, improve	Employment	?	+	+	Low	Local	Long term		transport services	
choice of travel mode and	Mixed Use	?	+	+	Low	Local	Long term			
quality of life to all									e however few facilities within walking distance	
communities.									pact of the proposed use of the site on this	
									e a contribution towards new community facilities	
	and deliver sig	gnificant in	nproveme	nts to pub	lic transport. Ea	ch of the pr	oposed uses of the		e effect on the objective in the longer term.	
S4. Reduce crime, disorder	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality	Use of the development management process	
and the fear of crime	Employment	+	+	+	Low	Local	Long term	of life	to ensure development complies with Core	
	Mixed Use	+	+	+	Low	Local	Long term		Strategy policy L7.4	
		he 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 a second s								
	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									
	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							on the site would be in accordance with Core		
	Strategy policy		1							
S5. Reduce poverty and	Housing	+	+	+	Low	Local	Long term	Positive secondary impacts		
social exclusion	Employment	+	+	+	Medium	Local	Long term	on quality of life.		
	Mixed Use	+	+	+	Medium	Local	Long term			
									n Priority Regeneration Area. As such, this use	
									and social exclusion. There is however only a low	
							r mixed use develop a positive impact o		of employment opportunities within close	
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term			
community identity and	Employment	0	0	0	Medium	N/A	Ň/A			
welfare and value	Mixed Use	0	0	+	Medium	Local	Long term			
diversity, improve equity	The use of the	site for h	ousing or	mixed use	e development i	s unlikely to		community facilities in the short to	erm. Core Strategy Policy SL5 does however	
and equality of opportunity	require housin	ig in this lo	ocation to	make a co	ontribution towa	rds the prov	ision of a new prima	ary school by 2026 to serve the ne	ew residential community. The use of the site for	
								in the longer term The use of the	site for employment is unlikely to have an impact	
	on community	facilities a	and is unli	kely to ha	ve any significa	nt effects on	the objective.			
S7. Improve qualifications	Housing	+ +	+ +	+ +	Medium	Local	Long term			
and skills of the resident	Employment	+	+	+	Low	Local	Long term			

Carrington Strategic	Location								
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
population	Mixed Use	++	++	++	Medium	Local	Long term		
S8. Improve the health and, inequalities in health	use of the site addition, Core residential cor generate appr	for housin Strategy mmunity. <i>I</i> renticeship	ng or mixe Policy SL As such, b os and ma	ed use dev 5 requires oth of the y also hav	velopment incor housing in this se uses could h	porating a re location to r ave a major e impact on	esidential element c nake a contribution positive impact on	ould help address this surplus an towards the provision of a new pr the objective. The use of the site	sently has a surplus of places and the propose d support the long term future of this school. In imary school by 2026 to serve the new for employment purposes has the potential to rtainty over this impact as it is presently uncert Use of acoustic assessments to establish the degree of impact and to identify appropriate
of the population	noise pollution	n, the use ertainty tha	of the site	for housi	ng, employment	or mixed us	se development has	the potential to have a negative	design solutions. e to the proximity of the site to this source of impact on the objective. There is however only ven that this is not normally considered to be a
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							velopment would no ficant effects on the		y neglected land/sites identified on the Trafford
Environment									
E1. Reduce the effect of	Housing	-	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport
traffic on the environment	Employment	-	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments
	Mixed Use	-	-	-	Medium	Local	Long term	on congestion.	the Carrington area.
								Secondary impacts on air quality and contributions to	

Carrington Strategic	Location								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Modelling Rep station. Conse a contribution	oort as ope equently, a towards th	erating wit and notwith ane delivery	h a volum nstanding / of signifi	e over capacity the fact that the cant improvement	ratio of 85% site is withi ents to public	6 or greater. The site in 250m of a bus sto c transport, it is cons	e is not within 400m of a Quality E op and that Core Strategy policy S	arby roads that were shown in the LDF Transport Bus Corridor or 800m of a train or Metrolink SL5 requires development in this location to make I uses has the potential to have some negative te.
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing Employment Mixed Use	-	-	-	Low Low Low	Local Local Local	Long term Long term 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.
fauna, geological and geo- morphological features	assets, the use a negative imp	e of the si bact on the	te for hous e objective	sing, emp e. Howeve	loyment or mixe	d use devel e of approp	opment has the poter riate ecological surv	ential to have an adverse effect of	imity of the site to these designated natural n biodiversity and, as a consequence, could have licies R2 and SL5 requiring proposals to protect
E3. Reduce contributions to climate change	Housing Employment Mixed Use	+++++++	+ + + +	+ + + +	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	measures. In a proposed use	addition, tl of the site	ne site is a for housi	also within ng, emplo	a Low Carbon syment or mixed	Growth Area	n-site microgeneration a where connection pment has the poter	to low carbon energy schemes w	carbon, renewable and energy efficiency ill be specifically encouraged. As such, the nate change. There is however only a low level of hese measures.
E4. Reduce impact of climate change	Housing Employment Mixed Use	-		-	Medium Medium Medium	Local Local Local	Long term Long term Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	flooding. The	site is ther	efore con	sidered to	be at a mediun	n/high risk o	e are within Flood Zo	development for housing, employ	e also known to be susceptible to surface water nent or mixed use development could increase s the potential to have a negative impact on the
E5. Reduce the environmental impacts of consumption and	Housing Employment Mixed Use	? ++ ?	? ++ ?	? ++ ?	Low Medium Low	Local Local Local	Long term Long term Long term	-	

Carrington Strategic I	Location									
		Т	imesca	е			Nature of Effe	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
production	has the potent of certainty ov or mixed use of	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 housi 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	which are liste	d as pote	ntially con	taining hig	gh risk contamin	ated land. E	Each of the proposed		Land Prioritisation Mapping, including a number the opportunity to address NLUD sites and ective.	
E7. Protect and improve water quality	Housing Employment Mixed Use The use of the as potentially quality by elim	+ + e site for h contamina inating a p There is h	+ + ousing, er ited land. potential s	+ + nploymen The site is ource of c	Low Low t or mixed use of s within 250m of contaminants. Th	Local Local Local levelopmen a watercou ne use of th	Long term Long term t would result in the rse and, as such, th e site for housing, e	Secondary impacts on biodiversity remediation of a site identified by e development of the site has the mployment or mixed use develop	the Contaminated Land Prioritisation Mapping potential to have a positive impact on water ment could therefore have a positive impact on the site is having an impact on the quality of	
E8. Protect and improve air quality	Housing Employment Mixed Use Each of the pr a Quality Bus location to ma some negative	- - oposed us Corridor o ke a contr e impact o f any impa	r 800m of ibution to n the obje ct on air c	a train or wards the ctive, par	Metrolink statio delivery of signi ticularly given th	n. Consequ ficant impro e size of the	ently, and notwithsta wements to public tr e site and the scale	anding the fact that the Core Stra ansport, it is considered that eacl of development it would be likely	Secure enhancements to public transport provision as part of the wider developments in the Carrington area. te is within an AQMA and it is not within 400m of tegy policy SL5 requires development in this n of the proposed uses has the potential to have to accommodate. Nevertheless, as the there is only a low level of certainty in relation to	
E9. Protect and enhance the diversity and	Housing Employment	+ +	++	++	Medium Medium	Local Local	Long term Long term	Secondary impacts on perceptions of the area.		

Carrington Strategic	Location								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
distinctiveness of	Mixed Use	+	+	+	Medium	Local	Long term		
landscape and townscape character and cultural facilities	influenced by	vacant an	d underus	ed industr		oins it. As s	uch, each of the pro		hin the site. The setting of this structure is heavily pportunity to enhance the setting of this
Economic	-								
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and sustainable economy to	Employment	++	++	++	Low	Borough wide	Long term	economic impacts through the creation of jobs in the	
provide a powerful contribution to regional	Mixed Use	++	++	++	Low	Borough wide	Long term	construction process.	
growth	employment la	and. As su	ch, it is ur	nlikely to h	ave any signific	ant effects of	on the objective. The	e proposed use of the site for em	ark Core that has previously been identified as ployment or mixed use development would result a major positive impact on the objective.
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	++	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									oyment would result in the provision of erefore have a major positive impact on the
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on	
image as a tourism	Employment	+	+	+	Low	Local	Long term	increased employment	
destination	Mixed Use	+	+	+	Low	Local	Long term	opportunities.	
	supported. Th objective. The	e propose re is howe	d use of th ever only a	ne site for a low level	employment or of certainty over	mixed use ver this impac	would have the pote at as it is not present	ential to support this tourism destin	al to support the culture and tourism offer will be nation and would have a positive impact on the nt or mixed use development would incorporate a ve.
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of Trafford's Town Centres	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.

Carrington Strategic Location											
		Т	imesca	e			Nature of Effe	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	Mixed Use	?	?	?	Low	More than local	Long term				
	significant effect centre location insufficient sui have a signific the site would development of	ect on the n. Whilst the table and cant impace incorporation can be direct	objective. he Trafford available at on the s ite a B1 of ected with	The use of d Other To sites in Tr ustainabili fice eleme out having	of the site for en own Centre Use afford's town ce ty of Trafford's t ent and it is also	ployment o s Study (20 entres for off own centre acknowled ole impact o	r mixed use develop 10) established that ice development, th s. Nevertheless, it is ged that the Core St n Trafford's town ce	pment could result in the provision there is a need for some out of co e scale of office development tha recognised that it is presently un rategy identifies Carrington as an	e use of the site for housing is unlikely to have a n of a town centre use (i.e. offices) in an out of entre office development due to there being t could come forward on a site of this size could known whether any employment development at n out-of-centre location where some office o be uncertain whether the use of the site for		
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A				
and environmental	Employment	0	0	0	Medium	N/A	N/A				
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy	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 Strategic	Carrington Strategic Location									
		Т	imescal	e			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
impact on the objectives relat proposed uses could also hav	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.									
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.										
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 result in the loss of a site that has been identified Waste DPD as suitable for waste management facilities.										
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 town centres is uncertain due to be development or mixed use to be used to be used to be used to be used the employment on the objective relating to reducing economic disparities and some positive effect on the objective of enhancing 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 fo	r 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

		T	imesca	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social						•		•	•		
S1. Achieve a better balance and mix in the housing market between	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		
availability and demand	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		
	Greater Manc Strategy as be The site has n	hester Str eing a 'col ot previou	ategic Ho d' market sly been i	using Marl area, there dentified f	ket Assessmen e is only a low l or residential de	t (SHMA) (2 evel of certa evelopment	008) and update rep inty that the site wo and, as such, the u	port (2010). However, due to the ould make a significant contributio se of the site for employment dev	amily and affordable housing, as identified in the site being in an area that is classified by the Core on towards affordable housing needs. velopment would not lead to the loss of a significant impact on the objective.		
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact on the			
	Employment	0	+	+	High	Local	Long term	maintenance and			
for all to essential services		0	+	+	High	Local	Long term	enhancement of public			
for all to essential services and facilities											

Former LNG Site, Bro	adway, Par	rtingtor	ו									
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S3. Enhance transport	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public			
infrastructure, improve	Employment	0	?	+	Low	Local	Long term		transport services			
choice of travel mode and	Mixed Use	0	?	+	Low	Local	Long term					
quality of life to all									00m of a bus stop. There are however few			
communities.									trolink station. As a result, the impact of the			
									elopment 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	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality	Use of the development management process			
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core			
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4			
									ential to be designed in accordance with Core			
									ve impact on the objective. There is however only			
C5. Deduce neverty and									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.				
Social exclusion	Employment Mixed Use	0	++	++	Medium Medium	Local Local	Long term					
		0					Long term	within Partington Priority Pagana	ration Area and could support the regeneration of			
									evel of certainty over this impact. The use of the			
									generation Area and could therefore also have a			
	major positive			•			tion of employment					
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term					
community identity and	Employment	0	0	0	Medium	N/A	N/A					
welfare and value	Mixed Use	0	0	+	Medium	Local	Long term					
diversity, improve equity	The use of the	site for h	ousing or	mixed use	e development i	s unlikely to		community facilities in the short to	erm. Core Strategy Policy SL5 does however			
and equality of opportunity									ew residential community. The use of the site for			
	housing or mix	ked use de	evelopmer	nt could th	erefore have a	positive imp	act on the objective	in the longer term The use of the	site for employment is unlikely to have an impact			
	on community	facilities a	and is unli	kely to ha	ve any significa	nt effects on	the objective.					
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term					
and skills of the resident	Employment	0	++	++	Low	Local	Long term					

Former LNG Site, Bro	badway, Pai	rtingtor	า								
		Т	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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 private 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 sch 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 potent 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 this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.										
S8. Improve the health	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on quality			
and, inequalities in health	Employment	0	0	0	Medium	N/A	N/A	of life			
of the population	Mixed Use	0	+	+	Medium	Local	Long term	1			
	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	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford		
Environment											
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport		
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in		
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion. Secondary impacts on air guality and contributions to	the Carrington area.		

Former LNG Site, Bro	adway, Pai	rtingtor	١								
		Т	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	Modelling Rep station. Conse a contribution	oort as ope equently, a towards th	erating wit and notwith and delivery	h a volum hstanding / of signifi	e over capacity the fact that the cant improvement	ratio of 85% site is with ents to public	6 or greater. The site in 250m of a bus sto c transport, it is con	e is not within 400m of a Quality E op and that Core Strategy policy \$	arby roads that were shown in the LDF Transport Bus Corridor or 800m of a train or Metrolink SL5 requires development in this location to make I uses has the potential to have some negative te.		
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	Housing Employment Mixed Use The site is imr	0 0 0 mediately (- - - adiacent t	- - - o a wildlife	Low Low Low	Local Local Local	Long term Long term 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.		
morphological features	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 Employment Mixed Use	0 0 0	+ + + +	+ + +	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5		
	measures. Thuse of the site	e site is al for housir	so locateo ng, employ	l within th yment or i	e Carrington lov mixed use devel	v carbon gro	h-site microgeneration wth area where the the potential to red	e use of low carbon technologies i	carbon, renewable and energy efficiency s specifically encouraged. As such, the proposed ge. There is however only a low level of certainty asures.		
E4. Reduce impact of climate change	Housing Employment	0	+ +	+ +	Medium Medium	Local Local	Long term Long term				
ennate enange	Mixed Use	0	+	+	Medium	Local	, and the second s				
	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	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
environmental impacts of consumption and	Employment Mixed Use	0	?	?	Low Low	Local Local	Long term Long term	need for additional landfill capacity	to ensure development complies with Core Strategy policy L6 and the Waste DPD.		

Former LNG Site, Bro	adway, Pai	rtingtor	า						
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
production	development	could be n	nanaged i	using optic	ons at the top of	the waste h	ierarchy, such as p	revention, preparing for re-use ar	nagement of waste. Waste generated by the nd recycling. It is however presently unknown posed uses would have an uncertain impact on
E6. Conserve land	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the	
resources and reduce land	Employment	0	++	++	Medium	Local	Long term	area.	
contamination	Mixed Use	0	++	++	Medium	Local	Long term		
									hich is identified by the Contaminated Land could have a major positive impact on the
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on	
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity	
	Mixed Use	0	+	+	Low	Local	Long term		
	a potentially h impact on wat	igh/mediu er quality ct on the o	m risk cor by elimina bjective. 7	ntaminated ating a pot	d land. The site ential source of	is within 250 contaminar	Om of a watercourse its. The use of the s	e and, as such, the development of site for housing, employment or m	the Contaminated Land Prioritisation Mapping as of the site has the potential to have a positive ixed use development would therefore have a contamination on the site is having an impact on
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport
quality	Employment	0	-	-	Low	Local	Long term		provision as part of the wider developments in
	Mixed Use	0	-	-	Low	Local	Long term		the Carrington area.
	is not within a the fact that th is considered development	n AQMA b ne Core St that each it would be	out it is als rategy po of the pro e likely to	o in exces licy SL5 re posed use accommo	ss of 400m from equires develop es has the poter date. Neverthele	a Quality B ment in this ntial to have ess, as the s	us Corridor and mo location to make a some negative imp	re than 800m from a train or Metr contribution towards the delivery act on the objective, particularly o mpact on air quality can only be t	affic and associated vehicular emissions. The site olink station. Consequently, and notwithstanding of significant improvements to public transport, it given the size of the site and the scale of ruly quantified by undertaking a formal Air Quality
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
the unversity and									

Former LNG Site, Bro	adway, Pai	rtingtor	١									
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
landscape and townscape character and cultural facilities	character and cultural facilities townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.											
Economic												
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary				
high performance and sustainable economy to	Employment	0	++	++	Medium	Borough wide	Long term	economic impacts through the creation of jobs in the				
provide a powerful contribution to regional growth	Mixed Use	0	++	++	Medium	Borough wide	Long term	construction process.				
	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 Traffor 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	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.				
in areas of disadvantage									oyment would result in the provision of ore have a major positive impact on the objective.			
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A					
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on				
destination	Mixed Use	0	+	+	Low	Local	Long term	increased employment opportunities.				
	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 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					
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.			

Former LNG Site, Bro	adway, Par	tingtor	n								
		T	imesca	le			Nature of Effe	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	Mixed Use	0	?	?	Low	More than local	Long term				
	significant effe centre locatior insufficient sui have a signific the site would development of	ect on the n. Whilst th table and cant impact incorporation can be direct	objective. he Trafford available ct on the s ite a B1 of ected with	The use of d Other To sites in Tr ustainabili fice eleme out having	of the site for en own Centre Use afford's town ce ty of Trafford's t ent and it is also	ployment o s Study (20 entres for off own centre acknowled ole impact o ant impact c	r mixed use develop 10) established that ice development, th s. Nevertheless, it is ged that the Core St n Trafford's town ce	ment could result in the provision there is a need for some out of co e scale of office development tha recognised that it is presently un rategy identifies Carrington as an	e use of the site for housing is unlikely to have a n of a town centre use (i.e. offices) in an out of entre office development due to there being t could come forward on a site of this size could known whether any employment development at out-of-centre location where some office b be uncertain whether the use of the site for		
EC5. Improve the social and environmental	Housing Employment	0	0	0	Medium Medium	N/A N/A	N/A N/A				
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy	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											

Former LNG Site, Broadway, Partington											
		Т	imescal	е			Nature of Effe				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

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.

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.

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.

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.

		Key fo	r 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 C	hemical Ma	nufact	uring V	Vorks					
			imesca				Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social						•			
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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 presently limited information available on the type
	need for family due to the site contribution to	y and affo being in a wards affo	rdable hor an area th ordable ho	using, as in at is class ousing nee	dentified in the ified by the Cor eds. The site ha	Greater Mar e Strategy a s not previo	nchester Strategic H is being a 'cold' mai usly been identified	lousing Market Assessment (SHI rket area, there is only a low leve	e potential to make a long term contribution to the MA) (2008) and update report (2010). However, I of certainty that the site would make a significant as such, the use of the site for employment impact on the objective
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact with other	
for all to essential services and facilities	Employment Mixed Use	0	+++	+ +	High High	Local	Long term Long term	developments in Carrington on the maintenance and enhancement of public transport services	
	employment o a Strategic Lo	r mixed u cation whi	se develo ich will be	oment cou a focus fo	ld have a positi or significant lev	ve impact of els of develo	n the objective. Who pment. Consequer	of a range of services and faciliti	es. As such, the use of the site for housing, nsport services can change over time, the site is nty that that these public transport services will be
S3. Enhance transport	Housing	0	2		Low	Local	Long term	<i>,</i> , , , , , , , , , , , , , , , , , ,	Secure contributions towards enhancing public

Land at Carrington Cl	hemical Ma													
		Т	imesca	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
infrastructure, improve	Employment	0	?	+	Low	Local	Long term		transport services					
choice of travel mode and	Mixed Use	0	?	+	Low	Local	Long term							
quality of life to all	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													
communities.	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													
		owards new community facilities and deliver significant improvements to public transport. The proposed use of the site for housing, employment or mixed use development herefore has the potential to have a positive effect on the objective in the longer term.												
		the potent	ial to have	e a positiv	e effect on the c	bjective in t	he longer term.							
S4. Reduce crime, disorder	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core					
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4					
		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 a	rea and w	ould have	the poter	ntial to be desig	ned in accor	dance with Core St	rategy policy L7.4. The proposed	use of the site for employment or mixed use					
		velopment 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 there any housing delivered on the site would be in accordance with Core Strategy policy L7.4.												
			livered on	the site v										
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts						
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.						
	Mixed Use	0	+	+	Medium	Local	Long term							
									n Priority Regeneration Area. As such, this use					
									and social exclusion. There is however only a lo					
									of employment opportunities within close					
	proximity of a	Priority Re	egeneratio	on Area ar	nd could therefo	re also have	e a positive impact o	on this objective.						
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term							
community identity and	Employment	0	0	0	Medium	N/A	N/A							
welfare and value	Mixed Use	0	0	+	Medium	Local	Long term							

Land at Carrington C	hemical Ma	nufact	uring V	orks							
		Т	imesca	е			Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
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 shousing 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 on community facilities and is unlikely to have any significant effects on the objective.										
S7. Improve qualifications and skills of the resident population	Housing Employment Mixed Use	0 0 0	+ + + ++	+++++	Medium Low Medium	Local Local Local	Long term Long term 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 Employment Mixed Use	0 0 0			Medium Low Medium	Local Local Local	Long term Long term Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.		
	site for housin	g, employ	ment or m	nixed use	development ha	as the potent	ial to have a negati	ve impact on the objective. There	e to this source of noise pollution, the use of the is however only a low level of certainty that the onsidered to be a noise-sensitive use.		
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality	Mixed Use	0	0	0	Medium	N/A	N/A				
							velopment would no ficant effects on the		y neglected land/sites identified on the Trafford		
Environment											
E1. Reduce the effect of	Housing	-	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport		
traffic on the environment	Employment	-			Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in		

Land at Carrington C	hemical Ma	nufacti	uring V	orks								
		Т	imescal	e			Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	Mixed Use	-	-	-	Medium	Local	Long term	on congestion.	the Carrington area.			
								Secondary impacts on air quality and contributions to climate change.				
Each of the proposed uses of the site would inevitably generate a degree of traffic and may place additional pressure on nearby roa Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is not within 400m of a Quality Bus Com station. Consequently, and notwithstanding the fact that the site is within 250m of a bus stop and that Core Strategy policy SL5 requ									Bus Corridor or 800m of a train or Metrolink SL5 requires development in this location to make			
								sidered that each of the proposec t it would be likely to accommoda	I uses has the potential to have some negative te.			
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing Employment Mixed Use	0 0 0	-	-	Low Low Low	Local Local Local	Long term 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.			
fauna, geological and geo- morphological features	Mixed Use 0 - Low Local Long term the ecological value of these features. 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 h 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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process			
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core			
1	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5			
	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	Housing	0	+	+	Medium	Local	Long term					
climate change	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 C	hemical Ma	nufact	uring V	Vorks									
		T	imescal	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E5. Reduce the	Housing	0	?	?	Low	Local	Long term						
environmental impacts of	Employment	0	+ +	+ +	Medium	Local	Long term						
consumption and	Mixed Use	0	?	?	Low	Local	Long term						
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												
									the objective. There is however only a low level				
									nagement facilities. The use of the site for housing				
								pact on this objective as both of th	nese uses would result in the loss of a site that				
	has been iden	tified Was	te DPD a	s a suitab	e for waste mar	nagement fa	cilities.						
E6. Conserve land	Housing	0	+ +	+ +	Medium	Local	Long term	Improved perceptions of the					
resources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	area.					
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term						
									ontaminated Land Prioritisation mapping as				
				land. As	such, each of th	e proposed	uses could result in	the remediation of high risk conta	aminated land and could therefore have a major				
	positive impac		bjective.		-								
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on					
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity					
	Mixed Use	0	+	+	Low	Local	Long term						
									has been identified by the Contaminated Land				
									of the site has the potential to have a positive				
									ixed use development would therefore have a				
					owever only a lo	w level of ce	ertainty about this in	npact as it is unclear whether any	contamination on the site is having an impact on				
	the quality of r	hearby wa	tercourse	S.									
E8. Protect and improve air	Housing	-	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport				
quality	Employment	-	-	-	Low	Local	Long term	4	provision as part of the wider developments in				
	Mixed Use	-	-	-	Low	Local	Long term		the Carrington area.				

Land at Carrington Cl	hemical Ma	nufact	uring V	Vorks										
		Т	imesca	le			Nature of Effe	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	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 no 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 develop 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 poter 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 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 re the impact on this objective.													
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A							
the diversity and	Employment	0	0	0	Medium	N/A	N/A							
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A							
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 and is unlikely to have a significant impact on the objective.												
Economic														
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary						
high performance and	Employment	0	++	++	Low	Borough	Long term	economic impacts through the						
sustainable economy to provide a powerful contribution to regional	Mixed Use	0	++	++	Low	wide Borough wide	Long term	creation of jobs in the construction process.						
growth	employment la	and. As su	ch, it is u	nlikely to h	nave any signific	ant effects o ocus area id	on the objective. The entified by policy W	e proposed use of the site for emp	ark Core that has previously been identified as ployment or mixed use development would result a major positive impact on the objective.					
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A							
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and						
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.						
in areas of disadvantage	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.						

		т	imescal	е			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	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 b												
	objective. The	re is howe	ever only a	a low level	of certainty over	er this impac	t as it is not present		nation and would have a positive impact on the nt or mixed use development would incorporate ve.				
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A						
erm sustainability of Frafford's Town Centres	Employment	0	?	?	Low	More	Long term	Secondary impacts on	Use of the development management proces				
	Mixed Use	0	?	?	Low	than local	Long term	perceptions of the area	to ensure development complies with Core Strategy policy W2.				
	significant effe centre location insufficient sui have a signific the site would development of	ct on the on Milst the table and ant impace incorporation can be direct	objective. ne Trafford available tt on the s te a B1 of ected with	The use of d Other To sites in Tr ustainabili fice eleme out having	of the site for en own Centre Use afford's town ce ity of Trafford's ent and it is also	nployment o s Study (20 entres for off town centres acknowled ole impact o	r mixed use develop 10) established that ice development, th s. Nevertheless, it is ged that the Core St n Trafford's town ce	oment could result in the provision there is a need for some out of c le scale of office development tha recognised that it is presently un trategy identifies Carrington as an	e use of the site for housing is unlikely to have a of a town centre use (i.e. offices) in an out of entre office development due to there being t could come forward on a site of this size could known whether any employment development out-of-centre location where some office b be uncertain whether the use of the site for				
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A						
nd environmental	Employment	0	0	0	Medium	N/A	N/A						
erformance of the	Mixed Use	0	0	0	Medium	N/A	N/A						
conomy	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.												

Land at Carrington Chemical Manufacturing Works													
		Т	imescal	e			Nature of Effe						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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.

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 result in the loss of a site that has been identified Waste DPD as suitable for waste management facilities.

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.

		Key fo	r 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 La	ne, Parting	ton							
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social						-			
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	of housing tha accommodatic Greater Manc Strategy as be The site has n previously ide	it would be on suitable hester Stra eing a 'colo iot previou	e delivered for famili ategic Hou d' market a sly been i	d, Core St es. The s using Marl area, there dentified f	rategy policy SL ite therefore has ket Assessment e is only a low le or residential de e of the site for	5 requires t s the potenti (SHMA) (20 evel of certa	he residential units ial to make a long te 008) and update rep inty that the site wo and, as such, the us t development woul	provided in the Carrington Strate erm contribution to the need for fa- bort (2010). However, due to the uld make a significant contribution se of the site for employment dev d therefore be unlikely to have a s	ited information available on the type and tenure gic Location to comprise predominantly of amily and affordable housing, as identified in the site being in an area that is classified by the Core n towards affordable housing needs. relopment would not lead to the loss of a significant impact on the objective.
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	0	+	+	High	Local	Long term	maintenance and	
and facilities	Mixed Use	0	+	+	High	Local	Long term	enhancement of public transport services	
	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 si 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 we maintained or improved and that each of the proposed uses would have a positive impact on the objective in the long term.								

Land off Common Lar	ne, Partingt	on												
		Т	imescal	е			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
S3. Enhance transport infrastructure, improve	Housing Employment	0	+ +	++	Low Low	Local Local	Long term Long term	Cumulative impact on the maintenance and	Secure contributions towards enhancing public transport services.					
choice of travel mode and quality of life to all	Mixed Use	0	+	+	Low	Local	Long term	enhancement of public transport services						
communities.	could form par improve the us	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 mprove 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	Housing	0			Medium	Local	Long term	Secondary impacts on quality	Use of the development management process					
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life	to ensure development complies with Core					
	Mixed Use	0	+	+	Low	Local	Long term		Strategy policy L7.4					
	negative impa- Strategy policy forward in the employment a development w whether any h	ct on this / L7.4 and Carringtor rea and w vould ther ousing de	objective. I it is recogn area. Th ould have efore have livered on	There is h gnised that the use of t the poter a signific the site v	nowever only a l at over the longe he site for emplo- ntial to be design cant positive imp yould be in acco	ow level of or term the s oyment or n ned in accor pact on the ordance with	certainty over this in ite is unlikely to be i nixed use developm dance with Core St objective. There is h Core Strategy polic	npact as any housing could poter solated from other residential are ent would result in the provision of rategy policy L7.4. The proposed nowever only a low level of certain by L7.4.	dential areas and would therefore have a major tially be designed in accordance with Core as as more residential development comes of an economic use in a predominantly use of the site for employment or mixed use nty over this impact due to it being uncertain					
S5. Reduce poverty and	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts						
social exclusion	Employment	0	++	++	Medium	Local	Long term	on quality of life.						
	Mixed Use	0	++	++	Medium	Local	Long term							
	this area and t	hereby ha ment or n	ive a majo nixed use	or positive developm	impact on redu	cing poverty	and social exclusion	on. There is however only a low le	ration Area and could support the regeneration of evel of certainty over this impact. The use of the generation Area and could therefore also have a					
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term							
community identity and welfare and value	Employment Mixed Use	0	0	0+	Medium Medium	N/A Local	N/A Long term							

Land off Common La	ne, Parting	ton										
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
diversity, improve equity and equality of opportunity	require housin housing or mix	ng in this lo xed use de	ocation to evelopmer	make a contraction of the make a contraction of the market	ontribution towa	rds the prov positive imp	ision of a new prima act on the objective	ary school by 2026 to serve the n	erm. Core Strategy Policy SL5 does however ew residential community. The use of the site for e site for employment is unlikely to have an impact			
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term					
and skills of the resident	Employment	0	++	++	Low	Local	Long term					
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	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the			
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate			
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.			
	noise pollution	n, the use ertainty tha e use.	of the site	for housi of the site	ng, employment for employmen	t or mixed us it developme	se development has ent would have a ne	the potential to have a negative	e to the proximity of the site to this source of impact on the objective. There is however only a ven that this is not normally considered to be a			
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A					
quality	Mixed Use	0	0	0	Medium	N/A	N/A					
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford			
Environment		1				1						
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport			
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in			

Land off Common La	ne, Parting	ton							
		Т	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion.	the Carrington area.
								Secondary impacts on air quality and contributions to climate change.	
	Each of the pr	oposed us	ses of the	site would	l inevitably gene	erate a degr	ee of traffic and may	y place additional pressure on ne	arby roads that were shown in the LDF Transport
	station. Conse a contribution	equently, a towards th	nd notwit	nstanding / of signifi	the fact that the cant improvement	e site is withi ents to public	in 250m of a bus sto c transport, it is cons	op and that Core Strategy policy S	
E2. Protect, enhance and	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the
restore open space,	Employment	0	-	-	Low	Local	Long term	of the local area	potential impact of development at this site on
biodiversity, flora and	Mixed Use	0	-	-	Low	Local	Long term		the ecological value of these features.
fauna, geological and geo- morphological features	employment o negative impa	r mixed us ct on the c	se develop objective.	oment cou However,	ild have a negat	tive impact of appropriation	on these designated	I natural assets. Each of the prop	these features, the use of the site for housing, osed uses of the site could therefore have a y R2 requiring proposals to protect and enhance
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	measures. The use of the site	e site is al for housir	so located ng, employ	l within the ment or r	e Carrington low nixed use devel	v carbon gro	n-site microgeneration wth area where the sthe potential to red	use of low carbon technologies i	carbon, renewable and energy efficiency s specifically encouraged. As such, the proposed ge. There is however only a low level of certainty asures.
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term		
climate change	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	susceptible to	surface w could offer	ater flood some op	ing. The s portunities	ite is therefore of to reduce flood	considered t	o be at a low/mediu	m risk of flooding and its redevelo	nt zone and adjoins other areas that are opment for housing, employment or mixed use As such, each of the proposed uses has the

Land off Common La	ne, Parting	ton									
		Т	imesca	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process		
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core		
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.		
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 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 unk 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 im the objective.										
E6. Conserve land	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the			
resources and reduce land	Employment	0	++	++	Medium	Local	Long term	area.			
contamination	Mixed Use	0	++	++	Medium	Local	Long term				
	Prioritisation N impact on the	/lapping a						and. As such, each of the propose	nich is identified by the Contaminated Land d uses of the site could have a major positive		
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on			
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity			
	Mixed Use	0	+	+	Low	Local	Long term				
	a potentially h impact on wat	igh/mediu er quality t on the o	m risk cor by elimina bjective. 1	itaminated iting a pot here is he	d land. The site ential source of	is within 250 contaminan	Om of a watercoursents. The use of the s	e and, as such, the development of site for housing, employment or m	the Contaminated Land Prioritisation Mapping as of the site has the potential to have a positive ixed use development would therefore have a contamination on the site is having an impact on		
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport		
quality	Employment	0	-	-	Low	Local	Long term		provision as part of the wider developments in		
	Mixed Use	0	-	-	Low	Local	Long term		the Carrington area.		
	is partly within Strategy policy each of the pro- likely to accon	an AQMA y SL5 requ oposed us nmodate.	A and it is uires deve ses has th Neverthel	not within lopment i e potentia ess, as the	400m of a Qua n this location to I to have some	ity Bus Cor make a co negative imp any impact	ridor or 800m of a tr ntribution towards th pact on the objective t on air quality can c	rain or Metrolink station. Consequ he delivery of significant improver e, particularly given the size of the	affic and associated vehicular emissions. The site ently, and notwithstanding the fact that the Core nents to public transport, it is considered that e site and the scale of development it would be king a formal Air Quality Impact Assessment,		

Land off Common La	ne, Parting	ton							
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A		
the diversity and	Employment	0	0	0	Medium	N/A	N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		
landscape and townscape									kely to have a significant impact on landscape or
character and cultural facilities	townscape cha	aracter. A	s such, ea						
Economic	-								
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	0	++	++	Low	Borough	Long term	economic impacts through the	
sustainable economy to						wide	-	creation of jobs in the	
provide a powerful	Mixed Use	0	++	++	Low	Borough	Long term	construction process.	
contribution to regional growth						wide			
	and the site is	not within yment or n	Trafford I	Park Core developm	. As such, the p	roposed use	e of the site for hous	sing would have no significant imp	there is a surplus of employment land in Trafford bact on the objective. The proposed use of the s area identified by policy W1.3 and could have a
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									oyment would result in the provision of /e a major positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on	
destination	Mixed Use	0	+	+	Low	Local	Long term	increased employment	
							•	opportunities.	
									al to support the culture and tourism offer will be
									nation and would have a positive impact on the
									nt or mixed use development would incorporate a
		·					,	a significant impact on the objecti	ve.
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
rafford'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		
									e use of the site for housing is unlikely to have a n of a town centre use (i.e. offices) in an out of
	insufficient sui have a signific the site would development of	table and ant impac incorpora can be dire	ne Trafford available at on the s te a B1 of ected with	d Other To sites in Tr ustainabili fice eleme out having	own Centre Use afford's town ce ty of Trafford's ent and it is also g an unacceptal	es Study (20 entres for of town centre acknowled ble impact o	10) established that fice development, th s. Nevertheless, it is ged that the Core S	t there is a need for some out of c ne scale of office development that s recognised that it is presently ur trategy identifies Carrington as ar	entre office development due to there being at could come forward on a site of this size could
•	insufficient sui have a signific the site would development o employment o Housing	table and cant impac incorpora can be dire r mixed us 0	ne Trafford available et on the s te a B1 of ected with ses purport 0	d Other To sites in Tr ustainabili fice eleme out having ses would 0	own Centre Use afford's town ce ty of Trafford's ent and it is also g an unacceptal have a significa Medium	s Study (20 entres for of town centre acknowled ble impact o ant impact o	10) established that fice development, th s. Nevertheless, it is ged that the Core S n Trafford's town ce n the objective. N/A	t there is a need for some out of c ne scale of office development that s recognised that it is presently ur trategy identifies Carrington as ar	entre office development due to there being at could come forward on a site of this size could aknown whether any employment development at a out-of-centre location where some office
EC5. Improve the social and environmental performance of the economy	insufficient sui have a signific the site would development o employment o Housing Employment Mixed Use	itable and cant impace incorpora can be dire r mixed us 0 0 0	ne Trafford available et on the s te a B1 of ected with ses purpor 0 0 0	d Other To sites in Tr ustainabili fice eleme out having ses would 0 0 0	own Centre Use afford's town ce ty of Trafford's ent and it is also g an unacceptal have a significa Medium Medium Medium	s Study (20 entres for of town centre acknowled ble impact o ant impact o N/A N/A N/A	10) established that fice development, th s. Nevertheless, it is ged that the Core S n Trafford's town ce n the objective. N/A N/A N/A	t there is a need for some out of come scale of office development that is recognised that it is presently un trategy identifies Carrington as an entres. It is therefore considered to	entre office development due to there being at could come forward on a site of this size could aknown whether any employment development at a out-of-centre location where some office

Land off Common Lane, Partington													
		Т	imesca	е			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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.

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 of reducing the environmental impacts of consumption and production.

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 housing could however have a major negative impact on the objective relating to crime whereas 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 housing could however have a major negative impact on the objective relating to crime whereas the use of the site for housing could have some positive effect on this objective.

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.

		Key fo	r 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 La	ine								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social							•	•	
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Carrington Str need for family due to the site contribution to	ategic Loc y and affor being in a wards affor levelopme	cation to c rdable hou an area th ordable ho nt would r	omprise p using, as id at is class pusing nee not lead to	redominantly of dentified in the ified by the Cor eds. The site has	accommod Greater Mar e Strategy a s not previo	ation suitable for far nchester Strategic H is being a 'cold' mar usly been identified	milies. The site therefore has the lousing Market Assessment (SHM ket area, there is only a low level for residential development and,	requires the residential units provided in the potential to make a long term contribution to the MA) (2008) and update report (2010). However, I of certainty that the site would make a significant as such, the proposed use of the site for ment development would therefore be unlikely to
S2. Improve accessibility	Housing	0	+	, +	High	Local	Long term	Cumulative impact with other	
for all to essential services	Employment	0	+	+	High	Local	Long term	developments in Carrington	
and facilities	Mixed Use	0	+	+	High	Local	Long term	on the maintenance and enhancement of public transport services	
	employment o Strategic Loca	or mixed us ation which	se develop n will be a	oment cou focus for s	ld have a positi significant levels	ve impact of s of develop	n the objective. Whi ment. Consequently	Ist it is recognised that public trar	As such, the use of the site for housing, hsport services can change over time, the site is a that that these public transport services will be

Land off Crampton La	ane													
		Т	imesca	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
S3. Enhance transport	Housing	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public					
infrastructure, improve	Employment	0	?	?	Low	Local	Long term		transport services					
choice of travel mode and	Mixed Use	0	?	?	Low	Local	Long term							
quality of life to all communities.	facilities within	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 acilities 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						
	Mixed Use	0	+	+	Low	Local	Long term	on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4					
	with Core Stra low level of ce	ategy polic ertainty ove for emplo	y L7.4. As er this imp syment wo	s a result, act due to	the use of the s it being uncerta	ite for housi ain whether	ng or mixed use de any development d	velopment could have a positive i lelivered on the site would be in a	have the potential to be designed in accordance mpact on the objective. There is however only a ccordance with Core Strategy policy L7.4. The oyment areas and could therefore have a					
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A							
social exclusion	Employment	0	0	0	Medium	N/A	N/A							
	Mixed Use	0	0	0	Medium	N/A	N/A							
	The site is not significant imp				and it is conside	red that the	proposed use of the	e site for housing, employment or	mixed use development is unlikely to have a					
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A							
community identity and	Employment	0	0	0	Medium	N/A	N/A							
welfare and value	Mixed Use	0	0	0	Medium	N/A	N/A							
diversity, improve equity			e site for h	iousing, e	mployment or m	ixed use de	evelopment is unlike	ly to have an impact on communi	ty facilities and is unlikely to have any significant					
and equality of opportunity	effects on the	- '						1	Γ					
S7. Improve qualifications	Housing	0	+ +	+ +	Medium	Local	Long term							

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
and skills of the resident	Employment	0	+	+	Low	Local	Long term		
oopulation	Mixed Use	0	++	++	Medium	Local	Long term		
	use of the site such, both of t	for housin these uses some po	ng or mixe s could ha sitive impa	ed use dev ve a majo act on the	elopment incor	porating a re t on the obj	esidential element c ective. The use of the sective.	ould help address this surplus an ne site for employment purposes	sently has a surplus of places and the proposed d support the long term future of this school. As has the potential to generate apprenticeships a presently uncertain whether any occupier of the
S8. Improve the health	Housing		-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.
	noise pollution	n, the use	of the site	for housir	ng, employment	or mixed us	se development has	the potential to have a negative	
	noise pollution	n, the use ertainty tha	of the site	for housir	ng, employment	or mixed us	se development has	the potential to have a negative	e to the proximity of the site to this source of impact on the objective. There is however only ven that this is not normally considered to be a
S9. Protect and improve	noise pollution low level of ce	n, the use ertainty tha	of the site	for housir	ng, employment	or mixed us t developme N/A	se development has ent would have a ne N/A	the potential to have a negative	mpact on the objective. There is however only
local neighbourhood	noise pollution low level of ce noise-sensitive	n, the use ertainty tha e use.	of the site It the use	for housir of the site	ng, employment for employmen	or mixed us t developme N/A N/A	se development has ent would have a ne N/A N/A	the potential to have a negative	mpact on the objective. There is however only
ocal neighbourhood	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use	n, the use ertainty tha e use. 0 0 0	of the site t the use 0 0 0	for housir of the site 0 0 0	ng, employment for employmen Medium Medium Medium	or mixed us t developme N/A N/A N/A	se development has ent would have a ne N/A N/A N/A	the potential to have a negative gative impact on this objective giv	impact on the objective. There is however only ven that this is not normally considered to be a
ocal neighbourhood	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed	n, the use ertainty tha e use. 0 0 0 use of the	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium Medium mployment or m	or mixed us t developme N/A N/A N/A ixed-use de	se development has ent would have a ne N/A N/A N/A evelopment would no	the potential to have a negative gative impact on this objective give the second secon	mpact on the objective. There is however only
local neighbourhood quality	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed	n, the use ertainty tha e use. 0 0 0 use of the	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium Medium mployment or m	or mixed us t developme N/A N/A N/A ixed-use de	se development has ent would have a ne N/A N/A N/A	the potential to have a negative gative impact on this objective give the second secon	impact on the objective. There is however only ven that this is not normally considered to be a
ocal neighbourhood quality Environment	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope	n, the use ertainty that e use. 0 0 0 use of the erty and Si	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium mployment or m is unlikely to ha	or mixed us t developme N/A N/A N/A ixed-use de ve any signi	se development has ent would have a ne N/A N/A N/A evelopment would no ficant effects on the	the potential to have a negative gative impact on this objective give impact on this objective give give the solution objective.	impact on the objective. There is however only ven that this is not normally considered to be a y neglected land/sites identified on the Trafford
ocal neighbourhood quality Environment E1. Reduce the effect of	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope	n, the use ertainty that e use. 0 0 0 use of the erty and Si	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium mployment or m is unlikely to ha Medium	or mixed us t developme N/A N/A N/A ixed-use de ve any signi	se development has ent would have a ne N/A N/A N/A evelopment would ne ficant effects on the Long term	the potential to have a negative gative impact on this objective give impact on this objective give the result in the improvement of an objective.	impact on the objective. There is however only ven that this is not normally considered to be a y neglected land/sites identified on the Trafford Secure enhancements to public transport
local neighbourhood quality Environment E1. Reduce the effect of	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope Housing Employment	n, the use ertainty that e use. 0 0 0 use of the erty and Si 0 0	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium mployment or m is unlikely to ha Medium Medium	or mixed us t developme N/A N/A N/A ixed-use de ve any signi Local Local	se development has ent would have a ne N/A N/A N/A evelopment would no ficant effects on the Long term Long term	the potential to have a negative gative impact on this objective give ot result in the improvement of an objective. Cumulative impact with other developments in Carrington	y neglected land/sites identified on the Trafford Secure enhancements to public transport provision as part of the wider developments i
local neighbourhood quality Environment E1. Reduce the effect of	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope	n, the use ertainty that e use. 0 0 0 use of the erty and Si	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 0 ousing, er	ng, employment for employmen Medium Medium mployment or m is unlikely to ha Medium	or mixed us t developme N/A N/A N/A ixed-use de ve any signi	se development has ent would have a ne N/A N/A N/A evelopment would ne ficant effects on the Long term	the potential to have a negative gative impact on this objective give impact on this objective give the result in the improvement of an objective.	impact on the objective. There is however only ven that this is not normally considered to be a y neglected land/sites identified on the Trafford Secure enhancements to public transport
S9. Protect and improve local neighbourhood quality Environment E1. Reduce the effect of traffic on the environment	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope Housing Employment	n, the use ertainty that e use. 0 0 0 use of the erty and Si 0 0	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 ousing, er s such, it - -	ng, employment for employmen Medium Medium mployment or m is unlikely to ha Medium Medium	or mixed us t developme N/A N/A N/A ixed-use de ve any signi Local Local	se development has ent would have a ne N/A N/A N/A evelopment would no ficant effects on the Long term Long term	the potential to have a negative gative impact on this objective give impact on this objective give the result in the improvement of an objective.	y neglected land/sites identified on the Trafford Secure enhancements to public transport provision as part of the wider developments is
ocal neighbourhood quality Environment E1. Reduce the effect of	noise pollution low level of ce noise-sensitive Housing Employment Mixed Use The proposed Derelict Prope Housing Employment	n, the use ertainty that e use. 0 0 0 use of the erty and Si 0 0	of the site t the use 0 0 0 e site for h	for housir of the site 0 0 ousing, er s such, it - -	ng, employment for employmen Medium Medium mployment or m is unlikely to ha Medium Medium	or mixed us t developme N/A N/A N/A ixed-use de ve any signi Local Local	se development has ent would have a ne N/A N/A N/A evelopment would no ficant effects on the Long term Long term	the potential to have a negative gative impact on this objective give ot result in the improvement of an objective. Cumulative impact with other developments in Carrington	y neglected land/sites identified on the Trafford Secure enhancements to public transport provision as part of the wider developments

		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	Modelling Rep within walking	ort as ope distance o	erating wit	h a volum and the s	e over capacity ite is not within	ratio of 85% 400m of a C	6 or greater. The site	e is less than 250m from a bus st or 800m of a train or Metrolink st	by roads that were shown in the LDF Transport op. There are however presently few facilities ation. As such, the proposed use of the site for				
E2. Protect, enhance and restore open space, biodiversity, flora and	Housing Employment Mixed Use	0 0 0			Low Low Low	Local Local Local	Long term Long term 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.				
fauna, geological and geo- morphological features	employment o However, in th	Mixed Use 0 - Low Local Long term the ecological value of these features. 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 evel of certainty over this impact.											
E3. Reduce contributions to climate change	Housing Employment Mixed Use	0 0 0	++++++	+ + +	Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures. The use of the site	e site is al for housir	so locateo ng, employ	l within th /ment or I	e Carrington lov mixed use devel	v carbon gro lopment has	owth area where the the potential to red	use of low carbon technologies i	carbon, renewable and energy efficiency s specifically encouraged. As such, the proposed ge. There is however only a low level of certainty asures.				
E4. Reduce impact of climate change	Housing Employment Mixed Use	0 0 0	-		Medium Medium Medium	Local Local Local	Long term Long term Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
	flooding and it	s redevelo	opment for	housing,	employment or	mixed use	development could i		e considered to be at a medium/high risk of ess appropriate flood mitigation measures are				
E5. Reduce the environmental impacts of consumption and	Housing Employment Mixed Use	0 0 0	???????????????????????????????????????	? ? ?	Low Low	Local Local	Long term 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.				

Land off Crampton La		_	•					1	
		-	imesca	r	-	r	Nature of Effe		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
production	development of	could be n	hanaged ι	using optic	ons at the top of	the waste h	ierarchy, such as pr	revention, preparing for re-use ar	nagement of waste. Waste generated by the id recycling. It is however presently unknown posed uses would have an uncertain impact on
E6. Conserve land	Housing	0	-	-	Medium	Local	Long term		Ensure any development is built to an
resources and reduce land	Employment	0	-	-	Medium	Local	Long term		appropriate density in order to reduce the need
contamination	Mixed Use	0	-	-	Medium	Local	Long term		to release additional greenfield land.
	Prioritisation M the loss of son	/lapping. T ne greenfi	he majori eld land,	ty of the s each of th	ite is however g e proposed use	reenfield. C s would hav	onsequently, as the e some negative im		nated site by the Trafford Contaminated Land oyment or mixed use development would result i
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
water quality	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
		e NLUD sit							however result in the remediation of a site ed uses would be unlikely to have a significant
E8. Protect and improve air	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health	Secure enhancements to public transport
quality	Employment	0	?	?	Low	Local	Long term		provision as part of the wider developments in
	Mixed Use	0	?	?	Low	Local	Long term		the Carrington area.
					a detrimental im	pact on air q	uality. A portion of t	he site is less than 250m from a	vitably generate a degree of traffic and result in bus stop. There are however presently few
	facilities within	n walking o	distance o				Im of a Quality Bus uncertain impact or		trolink station. As such, the proposed use of the
E9. Protect and enhance	facilities within	n walking o	distance o						trolink station. As such, the proposed use of the Use of heritage assessments and the
E9. Protect and enhance the diversity and	facilities within site for housin	n walking o ig, employ	distance o	nixed use	development co	uld have an	uncertain impact or		
the diversity and	facilities within site for housin Housing	n walking o ig, employ 0	distance o ment or n ?	nixed use ?	development co Low	uld have an N/A	uncertain impact or N/A		Use of heritage assessments and the
the diversity and distinctiveness of	facilities within site for housin Housing Employment	n walking o ig, employ 0 0	distance o ment or m ? ?	nixed use ? ?	development co Low Low	uld have an N/A N/A	uncertain impact or N/A N/A		Use of heritage assessments and the development management process to ensure
	facilities within site for housin Housing Employment Mixed Use	n walking o ig, employ 0 0 0	distance o ment or m ? ? ?	nixed use ? ? ?	development co Low Low Low	uld have an N/A N/A N/A	uncertain impact or N/A N/A N/A	n this objective.	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage
the diversity and distinctiveness of landscape and townscape	facilities within site for housin Housing Employment Mixed Use The site is imm	n walking c ig, employ 0 0 0 mediately a	distance o ment or n ? ? ? adjacent t	nixed use ? ? ? o the grac	development co Low Low Low le II listed Westw	uld have an N/A N/A N/A wood Lodge	uncertain impact or N/A N/A N/A . Consequently, the	n this objective.	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritag assets is avoided or mitigated.

Land off Crampton La	ane								
		Т	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	0	++	++	Low	Local	Long term	economic impacts through the	
sustainable economy to provide a powerful	Mixed Use	0	++	++	Low	Local	Long term	creation of jobs in the construction process.	
contribution to regional growth	it is unlikely to	have any	significan	it effects c	n the objective.	The propos	ed use of the site for		ly been identified as employment land. As such, lopment would result in the provision of npact on the objective.
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage									oyment would result in the provision of erefore have a major positive impact on the
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	0	0	0	Medium	N/A	N/A		
destination	Mixed Use	0	0	0	Medium	N/A	N/A		
	supported. Th	e site is h	owever no	t in partic		kimity to any			al to support the culture and tourism offer will be or housing, employment or mixed use
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A		

		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	development i to have a sign location. Neve Uses Study (2 Assessment fo of existing tow Trafford. Cons	it would be ificant effe ertheless, a 2010) estal or B1 Offic vn centres sequently,	e likely to a ect on the a need for blished the blished the ce Floorsp in the Bor and takin	accommo objective. office de at there a ace in Tra rough whi g into acc	date, it is consid The use of the velopment in the re likely to be ins afford (2010) den ch results in a re	ered that th site for emp Borough w sufficient su monstrated esidual need the site and	e use of the site for loyment developme vas identified by the itable and available that there is capacit I for between 30,000	housing or mixed use developme int could result in the provision of Trafford Employment Land Study sites in Trafford's town centres fo y for approximately 26,000sqm of 0 and 69,000sqm of office floorspi	t the size of the site and the scale of ant incorporating a residential element is unlikely a town centre use (i.e. offices) in an out of centre (2009) and the Trafford Other Town Centre office development. In addition, the PPS4 office floorspace on sites within or on the edge ace in out-of-centre locations elsewhere in ard on it, the use of the site for employment
EC5. Improve the social and environmental	Housing	0	0	0	Medium	N/A	N/A		
performance of the	Employment Mixed Use	0	0	0	Medium	N/A N/A	N/A N/A		
		v	employm	0 ent use, t	Medium he use of the sit			l to have a significant impact on th	is objective. The use of the site for employment

		Т	imesca	e			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
positive impact on the objective mpact on the objective relation negative impact on the objective The use of the site for housing proposed uses would howeve objective of protecting air qual	es relating to in g to enhancing ve relating to hea ig, employment r generate addit ity. The develop	nproving a transport alth. or mixed tional traff oment of t	use deve in frastruc use deve ic and count he site wo	ty to essent ture and o elopment v uld have a puld result	ntial services ar choice of travel would have a p a negative impa in the loss of s	nd facilities mode. In a ositive effect ict on the o ome greenfi	and education and s ddition, as the site ct on the environme bjective relating to ield land and would	skills. However, each of the prop is less than 200m from a major s ental objectives relating to reduci reducing the effects of traffic on therefore have a negative impac	res. In particular, each of the uses would have osed uses has the potential to have an uncerta source of noise pollution, each use could have ing contributions to climate change. Each of the the environment and an uncertain impact on the t on the objective relating to land resources. The an uncertain impact on the objective relating to
	housing or mixe	ed use dev	/elopment						ing to achieving a better balance in the housin e site for either employment development has th
The use of the site for housin	g would have n	o sianifica	ant impact	t on the e	conomic objecti	ves. The us	se of the site for er	mployment or mixed use develop	ment could have a major positive impact on th

		Key fo	r 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									
			imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		-	-	-					
S1. Achieve a better balance and mix in the housing market between	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
availability and demand	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
	Partington Prives eeks to ensu family and affer the SHLAA, the Borough a the site would The site has n	ority Rege re that ne ordable ho ne site is h and policy make a s ot previou	eneration A w resident ousing, as owever in L2 would ignificant usly been i	Area. Altho iial develo identified an area ti only requi contributio dentified f	bugh there is pre pment in Parting in the Greater N hat is classified re any developn n towards afford	esently limit gton is suita Aanchester as a 'cold' r nent on the dable housin	ed information on th ble for families. The Strategic Housing N narket location by C site to make a 5% o ng needs. and, as such, the u	the type and tenure of housing that a site therefore has the potential to Market Assessment (SHMA) (2008 Core Strategy policy L2. This reflect contribution to affordable housing. se of the site for employment dev	provision of housing on a site that is within a would be delivered, Core Strategy policy L3 of make a long term contribution to the need for and update report (2010). As documented in cts current issues relating to viability in this part of As such, there is only a low level of certainty tha elopment would not lead to the loss of a significant impact on the objective.
S2. Improve accessibility	Housing		+	+	High	Local	Long term	Cumulative impact on the	
for all to essential services	Employment	0	+	+	High	Local	Long term	maintenance and	
and facilities	Mixed Use	0	+	+	High	Local	Long term	enhancement of public transport services	

Land to the north of E	Broadway, F	Parting	ton						
		Т	imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	positive impact Strategic Loca	t on the o tion which	bjective. h will be a	Whilst it is focus for	recognised that significant levels	t public trans s of develop	sport services can c ment. Consequently	change over time, the site is within	ment or mixed use development could have a n a Priority Regeneration Area and adjacent to a that that these public transport services will be
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	the potential to	o improve n 400m of	the use o a Quality	f public tra	ansport and/or p	articipation	in walking or cycling	and could therefore have a posi	Secure contributions towards enhancing public transport services ch of the proposed uses of the site therefore has tive impact on the objective. The site is not hat the proposed use would have a positive
S4. Reduce crime, disorder and the fear of crime	Housing Employment Mixed Use The site adjoir Strategy policy	0 0 0 ns a range y L7.4. As	+ + + of uses, i a result, t	he use of	the site for house	sing, employ	ment or mixed use	development could have a positiv	Use of the development management process to ensure development complies with Core Strategy policy L7.4 ential to be designed in accordance with Core we impact on the objective. There is however only accordance with Core Strategy policy L7.4.
S5. Reduce poverty and social exclusion	Housing Employment Mixed Use The use of the this area and t	0 0 e site for h thereby ha	++ ++ ousing wo ave a majo nixed use	++ ++ ++ ould result or positive developm	Low Medium Medium in the provision impact on reduc	Local Local Local of housing cing poverty	Long term Long term Long term in a location that is v and social exclusio	Positive secondary impacts on quality of life. within Partington Priority Regener n. There is however only a low le	ration Area and could support the regeneration of evel of certainty over this impact. The use of the generation Area and could therefore also have a
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing Employment Mixed Use The proposed effects on the	0 0 use of the objective.	0 0 0	0 0 0		N/A N/A N/A ixed use de		y to have an impact on communi	ty facilities and is unlikely to have any significant
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term		

Land to the north of	Broadway, I	Parting	ton						
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
and skills of the resident	Employment	0	++	++	Low	Local	Long term		
population	Mixed Use	0	++	++	Medium	Local	Long term		
	use of the site addition, Core residential cor generate appr	for housin Strategy mmunity. <i>I</i> renticeship	ng or mixe Policy SL As such, b os in a Prio	ed use dev 5 requires oth of the prity Rege	velopment incor housing in this se uses could h neration Area a	porating a re location to r ave a major nd could als	esidential element c nake a contribution positive impact on	ould help address this surplus and towards the provision of a new pr the objective. The use of the site itive impact on the objective. The	sently has a surplus of places and the proposed d support the long term future of this school. In imary school by 2026 to serve the new for employment purposes has the potential to re is however only a low level of certainty over
S8. Improve the health	Housing	0	-	-	Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the
and, inequalities in health	Employment	0	-	-	Low	Local	Long term	of life	degree of impact and to identify appropriate
of the population	Mixed Use	0	-	-	Medium	Local	Long term	1	design solutions.
	noise pollution	n, the use ertainty tha	of the site	for housir	ng, employment for employmen	or mixed us t developme	se development has ent would have a ne	the potential to have a negative i	e to the proximity of the site to this source of mpact on the objective. There is however only a ven that this is not normally considered to be a
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford
Environment				-					
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion.	the Carrington area.
								Secondary impacts on air quality and contributions to climate change.	

Land to the north of E	Broadway, I	Parting	ton						
		T	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	or 800m of a t	rain or Me	trolink sta	tion. Con	sequently, and r	notwithstand		site is within walking distance of	e site is not within 400m of a Quality Bus Corridor a bus stop and other local facilities, it is
E2. Protect, enhance and	Housing	0	-	-	Low	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the
restore open space,	Employment	0	-	-	Low	Local	Long term	of the local area	potential impact of development at this site on
biodiversity, flora and	Mixed Use	0	-	-	Low	Local	Long term		the ecological value of these features.
fauna, geological and geo- morphological features	employment o to have a nega	r mixed us ative impa	se develop ct on the o	oment cou objective.	uld have a negat	tive impact of absence of	on these designated f appropriate ecolog	I natural assets. Each of the prop	o these features, the use of the site for housing, osed uses of the site therefore has the potential ttegy policy R2 requiring proposals to protect and
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	measures. The use of the site	e site is al for housir	so located ng, employ	l within th yment or i	e Carrington lov mixed use devel	v carbon gro opment has	owth area where the the potential to red	use of low carbon technologies i	carbon, renewable and energy efficiency s specifically encouraged. As such, the proposed ge. There is however only a low level of certainty asures.
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term		
climate change	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	susceptible to	surface w could offer	ater flood some op	ing. The s portunities	site is therefore of the store	considered t	to be at a low/mediu	im risk of flooding and its redevelo	It zone and adjoins other areas that are opment for housing, employment or mixed use as such, each of the proposed uses has the
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.

Land to the north of E	Broadway, I	Parting	ton						
		Т	imesca	le			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
production	development	could be n	nanaged i	using optic	ons at the top of	the waste h	ierarchy, such as pi	revention, preparing for re-use ar	nagement of waste. Waste generated by the nd recycling. It is however presently unknown posed uses would have an uncertain impact on
E6. Conserve land resources and reduce land contamination	The proposed	use of the	e site for h	iousing, e	mployment or m	nixed use de	velopment is therefore	ore unlikely to result in the remed	Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land. afford Contaminated Land Prioritisation Mapping. liation of any contaminated land. The site appears
E7. Protect and improve water quality	to be greenfie Housing Employment Mixed Use	ld and, as 0 0 0	such, eac 0 0 0	ch of the p 0 0 0	roposed uses w Medium Medium Medium	vould result N/A N/A N/A	n the loss of some g N/A N/A N/A	greenfield land and would have a	negative impact on the objective.
	the Trafford C	ontaminat	ed Land F	Prioritisatio	on Mapping. The	e proposed i	use of the site for ho		tified as a potential area of contaminated land by development is therefore unlikely to result in the er quality.
E8. Protect and improve air quality	Housing Employment Mixed Use	0 0 0			Low Low Low	Local Local Local	Long term Long term Long term	Secondary impacts on health	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.
	site for any of Consequently could have so	the propo , and takir me negati	sed uses ng into acc ve impact	would ine count the s on air qu	vitably generate size of the site a ality. Neverthele	additional t and the scale ess, as the s	raffic and the site is a of development it of	not within 400m of a Quality Bus could potentially accommodate, it npact on air quality can only be tr	eless, the redevelopment of this presently vacant Corridor or 800m of a train or Metrolink station. is considered that each of the proposed uses uly quantified by undertaking a formal Air Quality
E9. Protect and enhance the diversity and	Housing Employment	0	0	0	Medium Medium	N/A N/A	N/A N/A		
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A		
landscape and townscape character and cultural facilities								ed development of the site is unl t impact on the objective.	ikely to have a significant impact on landscape or

Land to the north of E	Broadway, I	Parting	ton						
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Economic	•			<u>.</u>		<u>.</u>		<u>.</u>	
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	
high performance and	Employment	0	+	+	Medium	More	Long term	economic impacts through the	
sustainable economy to						than	-	creation of jobs in the	
provide a powerful						local		construction process.	
contribution to regional	Mixed Use	0	+	+	Medium	More	Long term		
growth						than			
	The survey of a		't. f			local			d Dards Oana and would be writingly to be up any
									d Park Core and would be unlikely to have any
									nt development taking place in a location which is otential to meet some of the objectives set out in
									ntial to have a positive impact on the objectives
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage	The proposed	use of the	site for h	ousing is	unlikely to have	a significan	t effect on the object	ctive. The use of the site for emplo	pyment would result in the provision of
									bre have a major positive impact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	Local	Long term		
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on	
destination	Mixed Use	0	+	+	Low	Local	Long term	increased employment opportunities.	
								y area where appropriate proposa	al to support the culture and tourism offer will be
									nation and would have a positive impact on the nt or mixed use development would incorporate a
								a significant impact on the objecti	
EC4. Encourage the long	Housina	0	0	0	Medium	N/A	N/A		
term sustainability of	Employment	0	0	0	Medium	N/A	N/A		
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A	1	

		Т	imesca	e			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	the size of the use of the site office develop there are likely	site and t for emplo ment in th to be ins	the scale of oyment or le Borough sufficient s	of develop mixed use h was ider uitable an	ment that is like e development on tified by the Tra d available sites	ly to come f could result i afford Emplo in Trafford	orward on it, the use n the provision of a syment Land Study (s town centres for c	I Centre is readily accessible from e of the site for housing is unlikely town centre use (i.e. offices) in a (2009) and the Trafford Other Tow office development. Consequently ment purposes is also unlikely to b	v to have a significant effect on t n out of centre location. Neverth wn Centre Uses Study (2010) es , and taking into account the siz	he objective. The eless, a need for stablished that e of the site and
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A			
and environmental	Employment	0	0	0	Medium	N/A	N/A			
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A			
economy								to have a significant impact on th given that the site is not located		
• · · · · · · •	-									
	ing employment or	mixed us	e develor	ment has	the potential to	have a posi	tive impact on a nur	mber of sustainability objectives	n particular each of the uses w	ould have a ma
The use of the site for hous positive impact on the obje services and facilities; crim could have a negative impa The use of the site for hous impacts of climate change. and protecting air quality. T addition, each of the uses v	ectives of reducing e; and enhancing t ct on the objective ing, employment o Each of the propo- he use of the site vould also have an	poverty a ransport i relating to r mixed u sed uses also has uncertair	and social nfrastructo health. se develo could how the poten n impact o	exclusior ure and cl pment con vever gen tial to hav n the obje	n and improving noice of travel r uld also have a erate additional e some negative ective of reducir	y qualification node. Howe positive effect traffic and l re impact or	ns and skills; and over, as the site is le ect on the environm- nave a negative imp n the objective relat	mber of sustainability objectives. some positive impact on the obj ess than 200m from a major sou ental objectives relating reducing bact on the objectives relating to ing to biodiversity due to the pro f consumption and production an	ectives relating to improving ac rce of noise pollution, each of the contributions to climate change reducing the effects of traffic of ximity of the site to designated	ccess to essen he proposed us and reducing n the environm natural assets
positive impact on the obje services and facilities; crim could have a negative impa The use of the site for hous impacts of climate change. and protecting air quality. T addition, each of the uses v land, could have a negative By resulting in the provisior the objective relating to ach employment or mixed use of	ectives of reducing e; and enhancing t ct on the objective ing, employment o Each of the propo- he use of the site vould also have an impact on the obje of housing in a Pr nieving a better bal levelopment could e objective relating	poverty a ransport i relating to r mixed u sed uses also has uncertair ctive of co iority Reg ance in th have a po	and social nfrastructu health. se develop could how the poten n impact o ponserving generation he housing sitive imp	exclusion ure and cl pment con vever gen tial to hav in the obje land reso Area, the g market. act on the	a and improving noice of travel r uld also have a erate additional e some negative ective of reducir urces. use of the site The use of the objective relatin	positive effection traffic and large impact or the impact or the environ for housing site for housing to enhance	ons and skills; and over, as the site is le ect on the environmentation nave a negative importance of the objective relationmental impacts of or mixed use developing would have no cing Trafford's econ	some positive impact on the obj ess than 200m from a major sou ental objectives relating reducing pact on the objectives relating to ing to biodiversity due to the pro	ectives relating to improving ac rce of noise pollution, each of the contributions to climate change reducing the effects of traffic of ximity of the site to designated d, by resulting in the loss of an al element would have a major nic objectives. By contrast, the nent and mixed use development	ccess to esser he proposed u and reducing n the environm natural assets area of greenf positive impact use of the site nt could also ha
The use of the site for hous positive impact on the obje services and facilities; crim could have a negative impa The use of the site for hous impacts of climate change. and protecting air quality. T addition, each of the uses v land, could have a negative By resulting in the provisior the objective relating to ach employment or mixed use of a major positive effect on the	ectives of reducing e; and enhancing t ct on the objective ing, employment o Each of the propo- he use of the site vould also have an impact on the obje of housing in a Pr nieving a better bal levelopment could e objective relating	poverty a ransport i relating to r mixed u sed uses also has uncertair ctive of co iority Reg ance in th have a po	and social nfrastructu health. se develop could how the poten n impact o ponserving generation he housing sitive imp	exclusion ure and cl pment con vever gen tial to hav in the obje land reso Area, the g market. act on the	a and improving noice of travel r uld also have a erate additional e some negative ective of reducir urces. use of the site The use of the objective relatin	positive effe traffic and l re impact or ng the enviro for housing site for housing u employment	ons and skills; and over, as the site is le ect on the environmentation nave a negative importance of the objective relationmental impacts of or mixed use developing would have no cing Trafford's econ	some positive impact on the obj ess than 200m from a major sou ental objectives relating reducing bact on the objectives relating to ing to biodiversity due to the pro f consumption and production and lopment incorporating a residentia significant impact on the econor iomic performance. Both employr	ectives relating to improving ac rce of noise pollution, each of the contributions to climate change reducing the effects of traffic of ximity of the site to designated d, by resulting in the loss of an al element would have a major nic objectives. By contrast, the nent and mixed use development	ccess to esser he proposed u and reducing n the environm natural assets area of greenf positive impact use of the site nt could also h

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,	Parting	gton									
		Т	'imesca	e			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		-		-			-					
S1. Achieve a better balance and mix in the housing market between	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			
availability and demand	Employment	0	0	0	High	N/A	N/A					
-	Mixed Use 0 ++ ++ Low More than local Long term than local Cumulative impact on securing a more balanced housing market. Provision of more specific information a 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 on a site that is within Provision of housing on a site that is within											
	Partington Pri- seeks to ensu family and affo	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 a	and policy	L2 would	only requi		nent on the	site to make a 5% of		As such, there is only a low level of certainty that			
									elopment would not lead to the loss of a significant impact on the objective.			
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact on the				
for all to essential services	Employment	0	+	+	High	Local	Long term	maintenance and				
and facilities	Mixed Use	0	+	+	High	Local	Long term	enhancement of public transport services				

Land to the south of I	Broadway,	Parting	ton										
		Т	imescal	е			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	positive impac Strategic Loca	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	Housing Employment Mixed Use The site is less	0 0 0 s than 250	+ + + 0m from a	+ + + bus stop	Low Low Low and there are so	Local Local Local ome service:	Long term Long term Long term s and facilities withir	n walking distance of the site. Ea	Secure contributions towards enhancing public transport services ch of the proposed uses of the site therefore has				
communities.	the potential to however within impact on this	o improve n 400m of objective.	the use o a Quality	f public tra Bus Corri	ansport and/or p idor or a train or	articipation Metrolink st	in walking or cycling tation. As such, ther	and could therefore have a posi e is only a low level of certainty th	tive impact on the objective. The site is not hat the proposed use would have a positive				
S4. Reduce crime, disorder and the fear of crime	Housing Employment Mixed Use	0 0 0	+ + +	+ + +	Low Low Low	Local Local Local	Long term Long term 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 adjoir Strategy policy	y L7.4. As	a result, t	he use of	the site for house	sing, employ	evelopment delivere ment or mixed use	development could have a positiv	ential to be designed in accordance with Core ve impact on the objective. There is however only accordance with Core Strategy policy L7.4.				
S5. Reduce poverty and social exclusion	Housing Employment Mixed Use	0	++ ++ ++	++ ++ ++	Low Medium Medium	Local Local Local	Long term Long term Long term	Positive secondary impacts on quality of life.					
	The use of the this area and this area and the site for employ	Mixed Use 0 ++ + Hedium 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			0 0 0 e site for h	0 0 0 ousing, e	Medium Medium Medium mployment or m	N/A N/A N/A ixed use de	N/A N/A N/A velopment is unlikel	y to have an impact on communi	ty facilities and is unlikely to have any significant				
and equality of opportunity S7. Improve qualifications	effects on the Housing	objective. 0	++	++	Medium	Local	Long term						

Land to the south of	Broadway,	Parting	jton										
		Т	imesca	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
and skills of the resident	Employment	0	++	++	Low	Local	Long term						
population	Mixed Use	0	++	++	Medium	Local	Long term						
	use of the site addition, Core residential cor generate appr	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	Housing	0	+	+	Medium	Local	Long term	Secondary impacts on quality					
and, inequalities in health	Employment	0	0	0	Medium	N/A	N/A	of life					
of the population	Mixed Use	0	+	+	Medium	Local	Long term	1					
	participation in	n sport and t the occu	d recreation pants of the pants of the pant	on. There	is however only	a low of cer	tainty about this im	pact because the physical proxim	on the objective by providing support for ity of the site to sports facilities does not ployment development is unlikely to have any				
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A						
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A						
quality	Mixed Use	0	0	0	Medium	N/A	N/A						
							evelopment would ne ficant effects on the		y neglected land/sites identified on the Trafford				
Environment		•											
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Cumulative impact with other	Secure enhancements to public transport				
traffic on the environment	Employment	0	-	-	Low	Local	Long term	developments in Carrington	provision as part of the wider developments in				
	Mixed Use	0	-	-	Low	Local	Long term	on congestion.	the Carrington area.				
								Secondary impacts on air quality and contributions to climate change.					

Land to the south of I	Broadway,	Parting	ton											
		Т	imescal	e			Nature of Eff	ect						
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	or 800m of a t walking distan	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	Housing	0	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process					
restore open space,	Employment	0	+	+	Low	Local	Long term	area	to secure contributions towards					
biodiversity, flora and	Mixed Use	0	+	+	Low	Local	Long term		biodiversity/greenspace.					
fauna, geological and geo- morphological features	open land. As potential to ha development.	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process					
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core					
-	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5					
	measures. Th use of the site	e site is al for housi	so located	d within th yment or i	e Carrington lov mixed use deve	v carbon gro lopment has	wth area where the the potential to red	e use of low carbon technologies i	carbon, renewable and energy efficiency s specifically encouraged. As such, the proposed ge. There is however only a low level of certainty asures.					
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term							
climate change	Employment	0	+	+	Medium	Local	Long term							
	Mixed Use	0	+	+	Medium	Local	Long term							
	susceptible to development	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	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process					
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core					
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.					

and to the south of	Broadway,	Parting	Iton									
		Т	imesca	e			Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
roduction	development of											
6. Conserve land sources and reduce land ontamination	The proposed	use of the	e site for h	iousing, e	mployment or m	nixed use de	velopment is therefore	ore unlikely to result in the remed	Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land. afford Contaminated Land Prioritisation Mapping. iation of any contaminated land. The site appears negative impact on the objective.			
7. Protect and improve ater quality	Housing Employment Mixed Use The land to th The proposed	0 0 e south of use of the	0 0 Broadwa	0 0 y is not ar ousing, e	Medium Medium Medium NLUD site nor mployment or m	N/A N/A N/A is it identifie iixed use de	N/A N/A N/A d as a potential area velopment is therefo	a of contaminated land by the Tra pre unlikely to result in the remed	afford Contaminated Land Prioritisation Mapping. iation of any contaminated land. In addition, the significant impact on water quality.			
8. Protect and improve air uality	Employment Mixed Use The redevelop Corridor or 80 site. Consequ	0m of a tr ently, and	ain or Met taking int	rolink stat o account	ion. The site is i	not however	within an AQMA an	nd there is a bus stop and a numb	Secure enhancements to public transport provision as part of the wider developments in the Carrington area. If the site is not within 400m of a Quality Bus per of local facilities within walking distance of the smodate, it is uncertain whether the proposed use			
9. Protect and enhance e diversity and stinctiveness of ndscape and townscape naracter and cultural cilities	Housing Employment Mixed Use There are no 0	0 0 0 Conservat	0 0 0 ion Areas	0 0 0 or listed l	Medium Medium Medium puildings within				kely to have a significant impact on landscape or			
	townscape ch	aracter. A	s such, ea	ach of the	proposed use	s	es are unlikely	es are unlikely to have a significan	es are unlikely to have a significant impact on the objective.			

Land to the south of I	Broadway,	Parting	Iton									
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary				
high performance and	Employment	0	+	+	Medium	Local	Long term	economic impacts through the				
sustainable economy to provide a powerful	Mixed Use	0	+	+	Medium	Local	Long term	creation of jobs in the construction process.				
contribution to regional growth	significant imp outside of the	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	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and				
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.				
in areas of disadvantage		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	Housing	0	0	0	Medium	N/A	N/A					
image as a tourism	Employment	0	+	+	Low	Local	Long term	Secondary impacts on				
destination	Mixed Use	0	+	+	Low	Local	Long term	increased employment opportunities.				
	supported. Th objective. The	e propose re is howe	d use of t ever only a	he site for a low level	employment or of certainty over	mixed use which we have a mixed use which we have a mixed use of the mixed	would have the pote t as it is not present	ential to support this tourism destin	I to support the culture and tourism offer will be nation and would have a positive impact on the nt or mixed use development would incorporate a ve.			
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A					
term sustainability of	Employment	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	Mixed Use	0	0	0	Medium	N/A	N/A					
	the size of the use of the site office develop there are likely	site and t for emplo ment in th to be ins	he scale o syment or e Borough ufficient s	of develop mixed use n was iden uitable and	ment that is like development c tified by the Tra d available sites	ly to come f ould result i afford Emplo in Trafford'	orward on it, the use n the provision of a syment Land Study (s town centres for c	e of the site for housing is unlikely town centre use (i.e. offices) in an (2009) and the Trafford Other Tow ffice development. Consequently	the site. Consequently, and taking into account to have a significant effect on the objective. The n out of centre location. Nevertheless, a need for vn Centre Uses Study (2010) established that , and taking into account the size of the site and have a significant impact on the objective.			

Land to the south of	Land to the south of Broadway, Partington												
		T	imesca	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A						
and environmental	Employment	0	0	0	Medium	N/A	N/A						
performance of the	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.													
The use of the site for housin	tives of reducing	poverty a	and social	exclusior	and improving	g qualificatio			In particular, each of the uses would have a maj ectives relating to improving access to essenti				
and reducing the impacts of o environment and an uncertain	climate change. E n impact on the c	ach of the	e proposeo f protectin	d uses cou g air quali	uld however ger ty. Each of the	nerate additi uses would	onal traffic and have also have an uncer	e a negative impact on the object	versity; reducing contributions to climate chang ive relating to reducing the effects of traffic on the ducing the environmental impacts of consumption ive of conserving land resources				

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.

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.

		Key fo	r 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												
		Т	imesca	le			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		•										
S1. Achieve a better	Housing	0	++	++	Low	Borough	Long term	Cumulative impact on	Provision of more specific information about the			
balance and mix in the housing market between						wide		securing a more balanced housing market.	housing requirements for site			
availability and demand	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			
	and tenure of Carrington Str need for family due to the site contribution to employment d	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.										
S2. Improve accessibility	Housing	0	+	+	High	Local	Long term	Cumulative impact with other				
for all to essential services	Employment	0	+	+	High	Local	Long term	developments in Carrington				
and facilities	Mixed Use	0	+	+	High	Local	Long term	on the maintenance and enhancement of public transport services				
	employment o a Strategic Lo	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.										

Partington Wharfside													
		Т	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
S3. Enhance transport	Housing	0	?	+	Low	Local	Long term		Secure contributions towards enhancing public				
infrastructure, improve	Employment	0	?	+	Low	Local	Long term		transport services				
choice of travel mode and	Mixed Use	0	?	+	Low	Local	Long term						
quality of life to all	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												
communities.													
									jective is uncertain in the short term. Core				
									ties and deliver significant improvements to				
C4 Deduce enime disender			r the prope		-		· · · · · · · · · · · · · · · · · · ·	ct on the objective in the longer te					
S4. Reduce crime, disorder and the fear of crime	Housing	0			Low	Local	Long term	Secondary impacts on quality	Use of the development management process				
and the lear of crime	Employment Mixed Use	0	+	+	Low	Local Local	Long term	of life	to ensure development complies with Core Strategy policy L7.4				
		Mixed Use 0 + + Low Local Long term Strategy policy L7.4 he 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											
		ne 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 legative 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											
									as as more residential development comes				
									f an economic use in a predominantly				
									use of the site for employment or mixed use				
									ty over this impact due to it being uncertain				
	whether any h	ousing de	livered on	the site w	ould be in acco	rdance with	Core Strategy polic	cy L7.4.					
S5. Reduce poverty and	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts					
social exclusion	Employment	0	+	+	Medium	Local	Long term	on quality of life.					
	Mixed Use	0	+	+	Medium	Local	Long term						
	The use of the	site for h	ousing wo	uld result	in the provision	of housing	in a location that is	within close proximity to Partingto	n Priority Regeneration Area. As such, this use				
									and social exclusion. There is however only a low				
									of employment opportunities within close				
00 5			Č.				a positive impact o						
S6. Encourage a sense of	Housing	0	0	+	Medium	Local	Long term						
community identity and welfare and value	Employment Mixed Llee	0	0	0	Medium	N/A	N/A						
	Mixed Use	0	0	+	Medium	Local	Long term						

Partington Wharfside)											
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
diversity, improve equity and equality of opportunity	require housin housing or mix	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	Housing	0	+ +	++	Medium	Local	Long term					
and skills of the resident	Employment	0	+	+	Low	Local	Long term					
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 propose 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. 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 unce whether any occupier of the development would offer apprenticeships.											
S8. Improve the health	Housing				Medium	Local	Long term	Secondary impacts on quality	Use of acoustic assessments to establish the			
and, inequalities in health	Employment	0	-		Low	Local	Long term	of life	degree of impact and to identify appropriate			
of the population	Mixed Use	0	-	-	Medium	Local	Long term		design solutions.			
	Parts of the sinnoise pollution low level of ce	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	Housing	0	0	0	Medium	N/A	N/A					
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A					
quality	Mixed Use	0	0	0	Medium	N/A	N/A					
							velopment would ne ficant effects on the		ny neglected land/sites identified on the Trafford			
Environment												
E1. Reduce the effect of	Housing	0	-	-	Medium	Local	Long term	Cumulative impact with other	Secure enhancements to public transport			
traffic on the environment	Employment	0	-	-	Medium	Local	Long term	developments in Carrington	provision as part of the wider developments in			

Partington Wharfside											
		Т	imescal	e			Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	Mixed Use	0	-	-	Medium	Local	Long term	on congestion.	the Carrington area.		
								Secondary impacts on air quality and contributions to climate change.			
	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	Housing	0			Medium	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the		
restore open space,	Employment	0			Medium	Local	Long term	of the local area	potential impact of development at this site on		
biodiversity, flora and	Mixed Use	0			Medium	Local	Long term		the ecological value of these features.		
fauna, geological and geo- morphological features									Exclude area of the site that is designated as a SBI, and a suitable buffer, from the developable area.		
									uently, 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	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core		
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5		
	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 leve 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	Housing	0	+	+	Medium	Local	Long term		Implementation of appropriate measures to		
climate change	Employment	0	+	+	Medium	Local	Long term		minimise flood risk and surface water run-off.		
	Mixed Use	0	+	+	Medium	Local	Long term				

Partington Wharfside			•					4						
		-	imesca	r		r	Nature of Eff							
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	susceptible to	surface w could offer	ater flood some op	ing. The s portunitie:	site is therefore of the store	considered t	o be at a low/mediu	im risk of flooding and its redevelo	t zone and adjoins other areas that are opment for housing, employment or mixed use as such, each of the proposed uses has the					
E5. Reduce the	Housing	0	?	?	Low	Local	Long term							
environmental impacts of	Employment	0	+ +	+ +	Medium	Local	Long term							
consumption and	Mixed Use	0	?	?	Low	Local	Long term							
production	Part of the site	is identifi	ed in the	Greater N	ble for waste management facilitie	s. The use of the site for employment therefore								
	has the potent	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. T													
	or mixed use development incorporating a residential element would have an uncertain impact on this objective as both of these uses could re													
	has been iden	tified Was	te DPD a	s a suitab	le for waste mar	nagement fa	cilities.							
E6. Conserve land	Housing	0	+ +	+ +	Medium	Local	Long term	Secondary impacts on						
esources and reduce land	Employment	0	+ +	+ +	Medium	Local	Long term	perceptions of the area.						
contamination	Mixed Use	0	+ +	+ +	Medium	Local	Long term]						
	The site is incl	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.													
27. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on						
vater quality	Employment	0	+	+	Low	Local	Long term	biodiversity						
hator quality	Mixed Use	0	+	+	Low	Local	Long term	1						
-			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											
-		•	-	nploymen	t or mixed use of	developmen	t would result in the	remediation of a site identified by	the Contaminated Land Prioritisation Mapping					
-	The use of the	e site for he	ousing, er											
-	The use of the as potentially of	e site for ho contamina	ousing, er ited land.	The site is	s within 250m of	f a watercou	rse and, as such, th	ne development of the site has the	e potential to have a positive impact on water					
-	The use of the as potentially of quality by elim	e site for he contamina hinating a p	ousing, er ited land. potential s	The site is ource of o	s within 250m of contaminants. T	f a watercou he use of th	rse and, as such, th e site for housing, e	ne development of the site has the mployment or mixed use develop	e potential to have a positive impact on water ment could therefore have a positive impact or					
-	The use of the as potentially of quality by eliment the objective.	e site for he contamina ninating a p There is h	ousing, er ited land. potential s	The site is ource of o	s within 250m of contaminants. T	f a watercou he use of th	rse and, as such, th e site for housing, e	ne development of the site has the mployment or mixed use develop	e potential to have a positive impact on water					
E8. Protect and improve air	The use of the as potentially of quality by elim the objective. nearby waterc	e site for he contamina ninating a p There is h	ousing, er ited land. potential s	The site is ource of o	s within 250m of contaminants. T	f a watercou he use of th about this i	rse and, as such, th e site for housing, e mpact as it is unclea	ne development of the site has the mployment or mixed use develop ar whether any contamination on	e potential to have a positive impact on water ment could therefore have a positive impact or the site is having an impact on the quality of					
E8. Protect and improve air quality	The use of the as potentially of quality by eliment the objective.	e site for ho contamina ninating a p There is h courses.	ousing, er ited land. potential s	The site is ource of o	s within 250m of contaminants. T evel of certainty	f a watercou he use of th	rse and, as such, th e site for housing, e	ne development of the site has the mployment or mixed use develop	e potential to have a positive impact on water ment could therefore have a positive impact or					

Partington Wharfside													
		Т	imesca	e			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	site is partly w Core Strategy that each of th be likely to acc	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	Housing	0	0	0	Medium	N/A	N/A						
the diversity and	Employment	0	0	0	Medium	N/A	N/A						
distinctiveness of	Mixed Use	0	0	0	Medium	N/A	N/A						
landscape and townscape	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												
character and cultural facilities	townscape cha	townscape character. As such, each of the proposed uses are unlikely to have a significant impact on the objective.											
Economic													
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary					
high performance and sustainable economy to	Employment	0	++	++	Low	Borough wide	Long term	economic impacts through the creation of jobs in the					
provide a powerful contribution to regional	Mixed Use	0	++	++	Low	Borough wide	Long term	construction process.					
growth									ark Core that has previously been identified as				
									oloyment or mixed use development would result a major positive impact on the objective.				
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A						
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and					
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.					
in areas of disadvantage									oyment would result in the provision of erefore have a major positive impact on the				
	objective.						- •		- · · ·				
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on					
image as a tourism	Employment	0	+	+	Low	Local	Long term	increased employment					
destination	Mixed Use	0	+	+	Low	Local	Long term	opportunities.					

		Timescale					Nature of Eff				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	supported. Th objective. The	e propose re is howe	d use of th ever only a	he site for a low level	employment or of certainty over	mixed use which impact	would have the pote t as it is not presen	ential to support this tourism desti	al to support the culture and tourism offer will be nation and would have a positive impact on the nt or mixed use development would incorporate ive.		
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A				
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				
	significant effe centre locatior insufficient sui have a signific the site would development of	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	Housing	0	0	0	Medium	N/A	N/A				
nd environmental	Employment	0	0	0	Medium	N/A	N/A				
erformance of the	Mixed Use	0	0	0	Medium	N/A	N/A				
economy	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.										

Partington Wharfside												
		Т	imescal	е			Nature of Eff					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

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.

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.

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 waste management facilities.

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.

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